



APPLICATION ACCEPTED: February 6, 2013
PLANNING COMMISSION: July 31, 2013
BOARD OF SUPERVISORS: n/a

County of Fairfax, Virginia

July 17, 2013

STAFF REPORT

COMPREHENSIVE SIGN PLAN AMENDMENT

APPLICATION CSPA 1999-PR-060-03

PROVIDENCE DISTRICT

APPLICANT:	Rocks Tysons Two, LLC
ZONING:	PDC, HC, SC
PARCEL(S):	39-2 ((1)) 7 and 39-2 ((15)) 9, 11, 30
ACREAGE:	3.77 acres
PLAN MAP:	Office use, up to 0.50 FAR
PROPOSAL:	Amendment to the previously approved Comprehensive Sign Plan associated with RZ 1999-PR-060 to permit sign modifications.

STAFF RECOMMENDATIONS:

Staff recommends that CSPA 1999-PR-060-03 be approved subject to the development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in imposing any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

St. Clair Williams

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this Comprehensive Sign Plan Amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan Amendment

CSPA 1999-PR-060-03



Applicant:

ROCKS TYSONS TWO LLC

Accepted:

03/21/2013

Proposed:

TO AMEND CSP 99-PR-060 PREVIOUSLY
APPROVED FOR COMPREHENSIVE SIGN PLAN
TO PERMIT ADDITIONAL SIGNAGE

Area:

3.77 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:

Located:

8027 LEESBURG PIKE AND 1934, 1938 &
1942 OLD GALLOWS ROAD, VIENNA, VA 22182

Zoning:

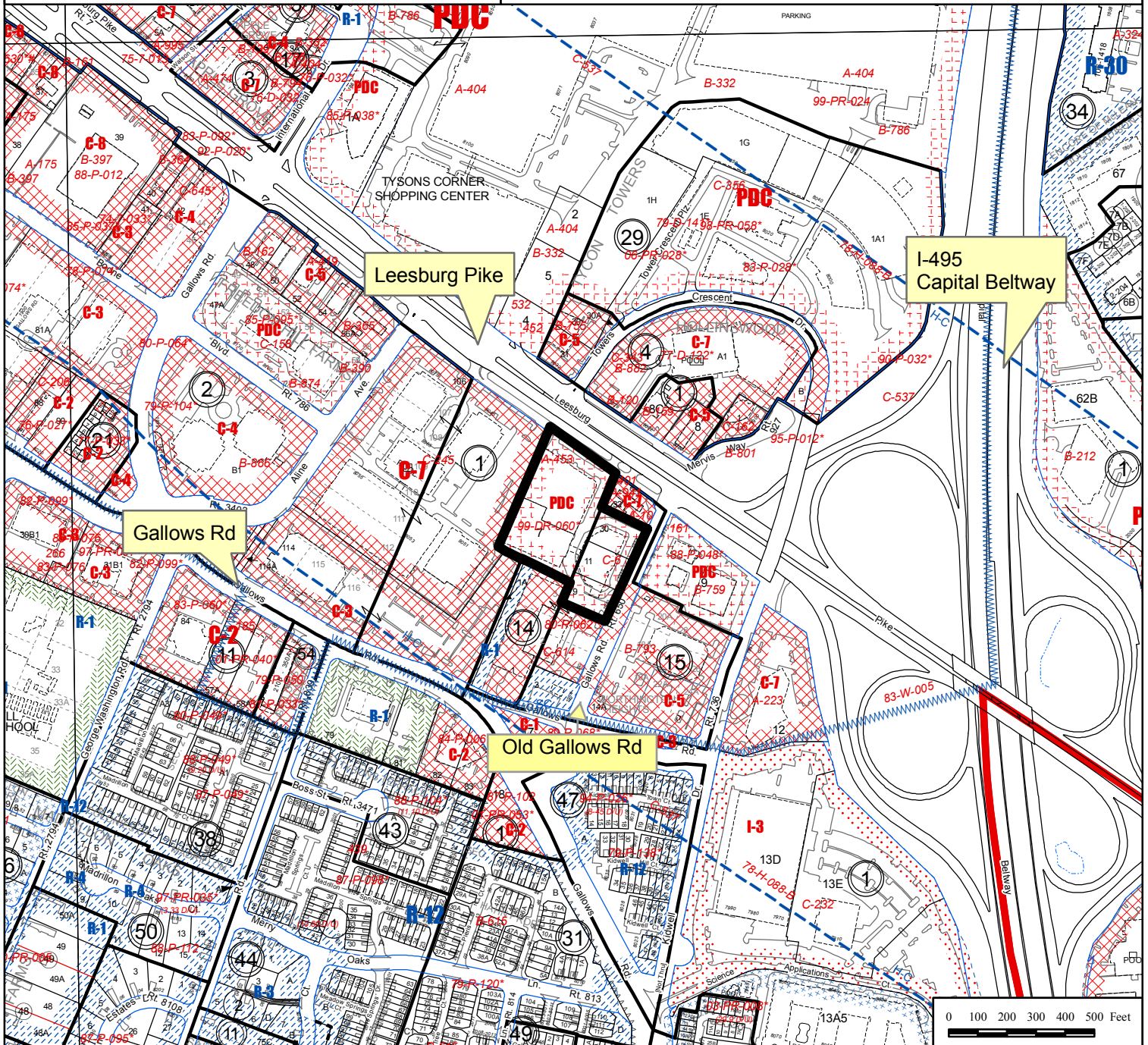
PDC

Overlay Dist:

HC SC

Map Ref Num:

039-2- /01/ /0007 /15/ /0009
/15/ /0011 /15/ /0030



DESCRIPTION OF THE APPLICATION

The applicant, Rocks Tysons Two, LLC, requests an amendment to the previously approved Comprehensive Sign Plan CSP 1999-PR-060 to allow the addition of building and other related signs associated with an existing mixed-use development consisting of two buildings. The application proposes both auto and pedestrian oriented signage consisting of building-mounted, freestanding, awnings, banners, and blade signs for office, retail, and restaurant uses. The application proposes to increase the amount of building-mounted (+ 641.77 square feet) and freestanding signage (+ 47.6 square feet) currently approved for the site. The signage approved with CSP 1999-PR-060 was focused on the identity and needs of the retail and restaurant tenants that occupied the buildings at that time and the development conditions referenced the tenants by name. The subsequent Comprehensive Sign Plan Amendments (CSPA) were filed to address the big box retail tenants occupying the Retail Building, which each occupied two levels of the buildings. As the larger retail tenants and restaurants have vacated the premises, the applicant has marketed the site to new, smaller retail and restaurant tenants, which have different signage needs than the former big-box retailers. Due to the restrictiveness of the currently approved development conditions for the site, the applicant has filed this request to pursue and sign program that will appeal to the new tenants within the development.

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve, and subsequently to amend, a comprehensive sign plan for developments in a "P" district as an alternative to the provisions for signs contained in Article 12 of the Ordinance.

The proposed development conditions and the applicant's statement of justification are contained Appendices 1 and 2, respectively. A copy of the CSPA is contained in Appendix 3 of the staff report. An electronic copy of the staff report is available at <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=CSPA&seq=4172918>



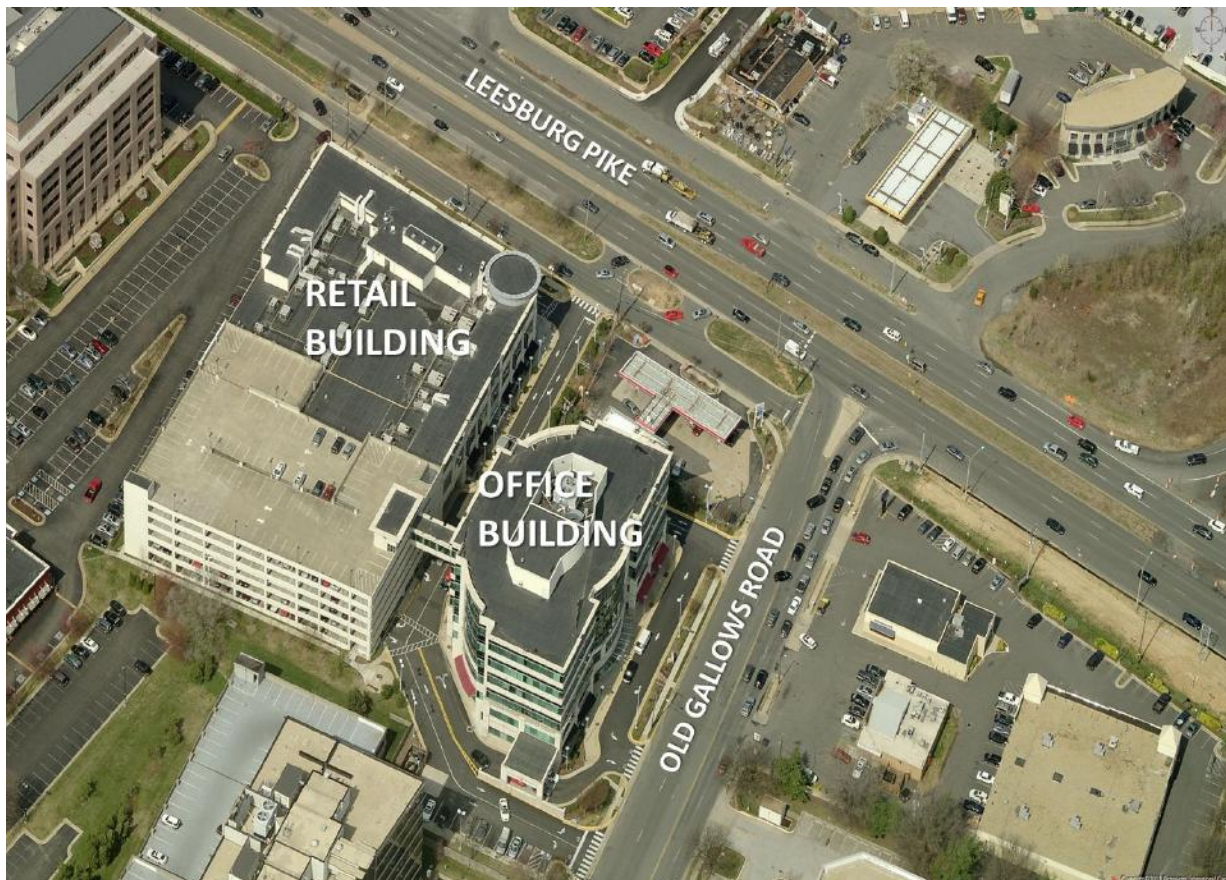
Aerial photograph of CSPA application area

LOCATION AND CHARACTER

Site Description:

The 3.77-acre development is located in the southwest quadrant of the intersection of Leesburg Pike (Route 7) and Old Gallows Road (Route 2503), in the Tysons Corner area. The application property is located just south of an existing service station, which occupies the actual corner of Old Gallows Road and Leesburg Pike.

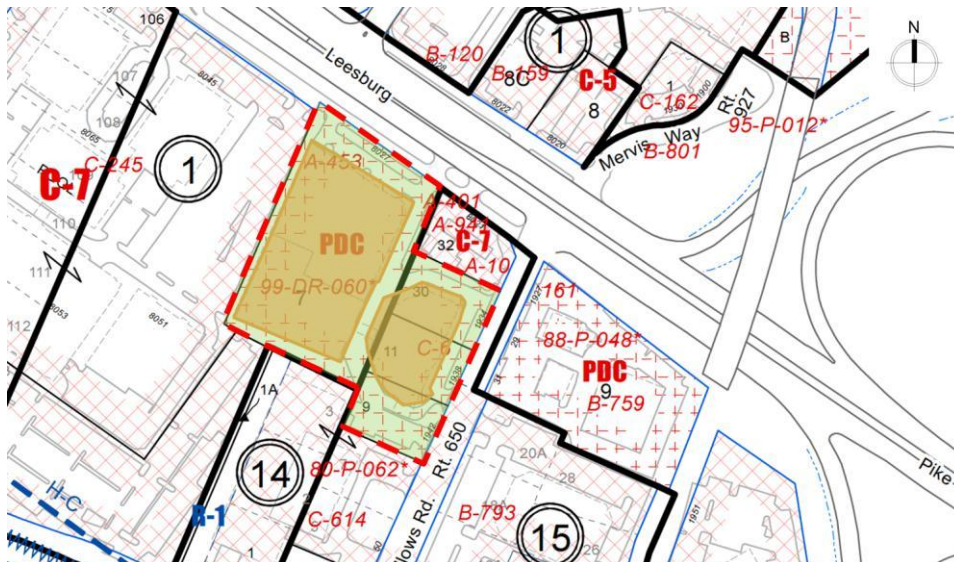
The Tysons Rocks development consists of two buildings and a parking garage, all of which have been constructed. One building (identified in the original CSP as “Retail Building”) fronts onto Leesburg Pike and includes parking below the building. A five-level parking structure abuts this building to the rear. The second building faces onto Old Gallows Road (identified in the original CSP as “Office Building”). A pedestrian bridge connects this building to the parking garage at the third floor.



Tysons Rocks Development

Surrounding Area Description

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Service Station (Exxon)	C-7	Retail and Other
	Hotel (Across Rt. 7)		
East	Retail	PDC	Retail and Other
	Office	C-3	
South	Office	C-3	Retail and Other
West	Retail	C-7	Office



BACKGROUND

On November 20, 2000, the Board of Supervisors approved RZ 1999-PR-060 to rezone the site to the Planned Development Commercial (PDC) District subject to proffers. One of the commitments included filing a Comprehensive Sign Plan for review and approval of the Planning Commission.

On July 30, 2003, the Planning Commission approved CSP 1999-PR-060 subject to development conditions. This CSP was subsequently amended and the development conditions were superseded.

On March 16, 2005, the Planning Commission approved CSPA 1999-PR-060, to permit modifications to the previously approved CSP. The approved plans and development conditions are included in Appendix 4.

On January 13, 2010, the Planning Commission approved CSPA 1999-PR-060-02, to permit modifications to the previously approved CSP on 17,050 square feet (SF) for the Bertucci's Restaurant signs. The approved plans and development conditions are included in Appendix 5. With the approval of this application, all previous CSPs and development conditions will be superseded.

COMPREHENSIVE PLAN PROVISIONS

The Fairfax County Comprehensive Plan, 2011 Edition; Area II; Tysons Corner Urban Center, Old Courthouse District, Subarea 1 – Nonresidential Edge, as amended through February 12, 2012, is planned for retail uses up to 0.35 FAR and office uses up to 0.50 FAR, as detailed in the Comprehensive Plan on page 164 and at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf>.

Staff's review of the application in context with the Zoning Ordinance, Comprehensive Plan, and Tysons Corner Urban Design Guidelines. The entire guideline is available at http://www.fairfaxcounty.gov/tysons/design/download/tysons_udg.pdf

ZONING ANALYSIS (Appendix 6)

The project is zoned PDC, with Highway Corridor (HC), and Sign Control (SC) District overlays. Section 12-210 of the Zoning Ordinance allows a comprehensive plan of signage to be utilized in a P-district to allow more flexibility than strict adherence with Section 12 guidelines.

The site is located within the Tysons Corner Urban Center, which seeks to establish distinct urban design measures within the district. The Highway Corridor Overlay District does not affect this application, since it is only applicable to specific automobile-oriented uses, which are not being proposed here. The Sign Control Overlay District primarily concerns freestanding signs and is applicable in this case. The SC Overlay limits the amount of freestanding sign area permitted to 40 SF.

ANALYSIS

The Comprehensive Sign Plan (entitled "8027 Leesburg Pike/1934 Old gallows Road) prepared by Bignell Watkins Hasser Architects, P.A. consisting of 35 pages dated June 19, 2013, contained in Appendix 3, is analyzed below.

This amendment to the previous Comprehensive Sign Plan has been filed due to the change of tenants within the Tysons Rocks development. In addition, due to the orientation of the buildings major portions of the eastern façade of the retail building and western façade of the office building are not clearly visible along Leesburg Pike. The applicant seeks additional sign area within the development to enhance the visibility and viability of businesses within the development. The sign types addressed in the CSPA are freestanding (monument) signs and building-mounted signage.

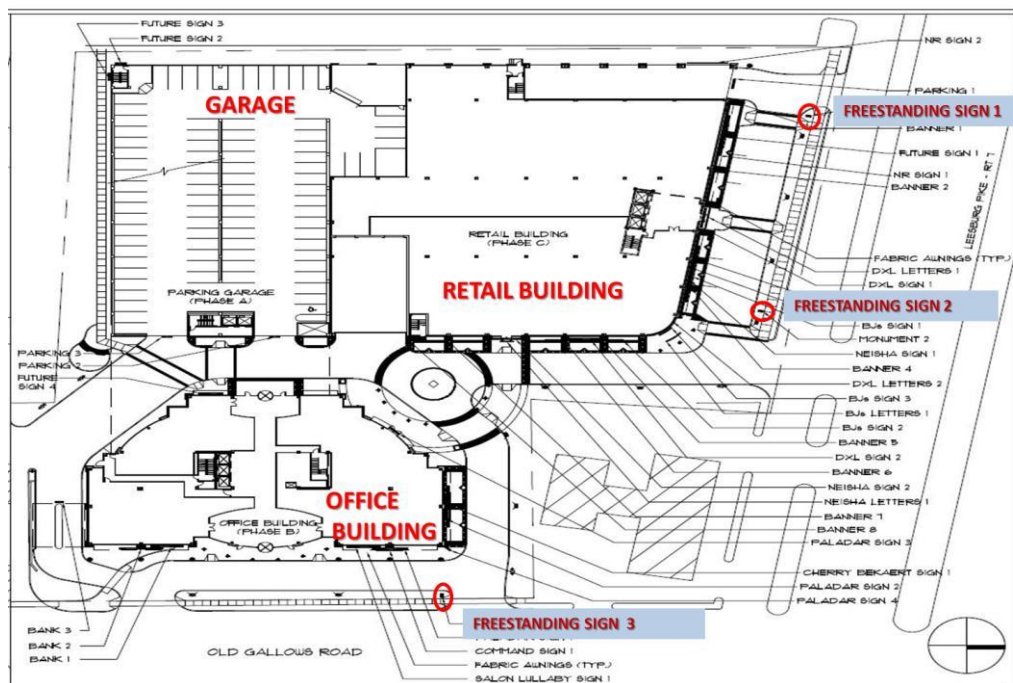
Below is a comparison of the signage permitted under Article 12 of the Zoning Ordinance, the currently approved sign area, and the proposed sign area.

	Allowable Sign Area (Zoning Ordinance)	Approved Sign Area	Proposed Sign Area
Building-Mounted Signage	585.5 SF	946.4 SF	1,588.17 SF
Freestanding Signs	2 Signs – 40 SF	3 Signs – 98.7 SF	3 Signs – 146.3 SF

Freestanding Signs

There are currently three freestanding signs approved with the previous Comprehensive Sign Plan. The existing signs are located at the two access points along Leesburg Pike and the northernmost access point along Old Gallows Road, and have a combined sign area of 98.7 square feet. The freestanding signs proposed with this application would be in the same locations as the existing signs. The combined sign area for the proposed signs is 146.3 SF.

Per the Zoning Ordinance, a maximum of two freestanding signs at a total of 40 SF are permitted for the development. However, with the approval of CSP 1999-PR-060, a maximum of three freestanding signs at a maximum of 98.7 SF was allowed. The freestanding signage proposed with this application would be an increase of 47.6 SF from what is currently permitted.





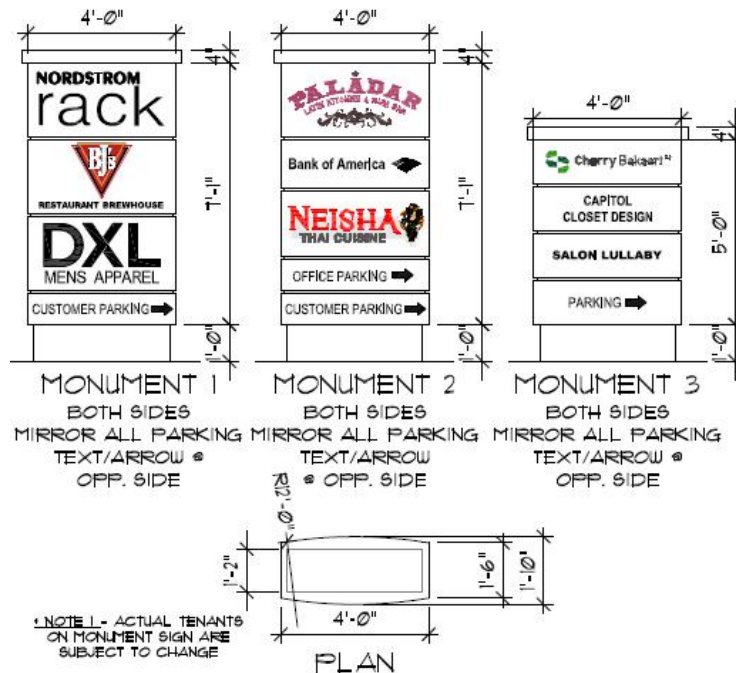
K - EXISTING MONUMENT -
VEHICULAR POINT OF VIEW



K - PROPOSED MONUMENT -
VEHICULAR POINT OF VIEW

Existing & Proposed Monument Signs

Freestanding signs 1 and 2 located along Leesburg Pike are shown to be a maximum of 8 feet, 5 inches in height and four feet wide and would contain signage on both sides. Freestanding sign 3, located along Old Gallows Road, is also shown to be double-sided, with a maximum height of 6 feet, 4 inches and maximum width of four feet.



Freestanding Signs Dimensions.

Staff feels that the proposed freestanding signage is in character with the type of signage encouraged in an urban corridor, as they will be at a height where they will be clearly legible to motorists as well as pedestrians and will not be located within the streetscape. Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) staff was concerned that the freestanding signs might obstruct entrance sight distance at the proposed locations (Appendix 7). Therefore, a development condition has been included to ensure that the locations for any signs proposed with this application do not obstruct the line of sight at any of the access points to the site. A development condition has also been drafted to ensure that all freestanding signs on the site meet the required 2-foot offset from the edge of the sidewalk. With the adoption of the development conditions, these concerns will be addressed.

Building-Mounted Signs

The application property is currently approved for a maximum of 946.4 SF of building-mounted signage, but with the changing of tenants within the development, the orientation of the existing buildings, and the restrictive development conditions, the applicant wishes to establish a new tenant signage program for the two buildings, to identify the existing as well as future tenants. The current application proposes an overall 1,588.17 SF of building-mounted signage. The CSPA depicts building-mounted signage on all levels of the proposed office and retail buildings, which includes two banner signs, one blade sign, and ground-level awnings in addition to the building-mounted signage. Below is a depiction of the buildings and the proposed signage. The signs are described in detail in the CSPA (Appendix 3)



Building-mounted Signage.

Staff from the Office of Commercial Revitalization (Appendix 8) raised concerns with the size of the building-mounted signage proposed for one of the future tenants in the retail building. More specifically, there were two “DXL Signs (DXL Signs 1 and 3) which were shown to be 96” in height with an overall sign area of 122 SF each. Staff noted that those two signs were not in scale and proportion with the other signage proposed and should be reduced to be similar in size with other signs to be located on the same level with the DXL signs. The applicant subsequently reduced the size of the proposed DXL signs to be 72” in height with an overall sign area of 122 SF each. Staff feels that the revised DXL signs are more similar in size and scale to the other signage proposed. In staff’s opinion, the scale of the proposed signage would enhance the site visibility and create an attractive façade along the adjacent major vehicle corridors. Therefore, this issue has been resolved.

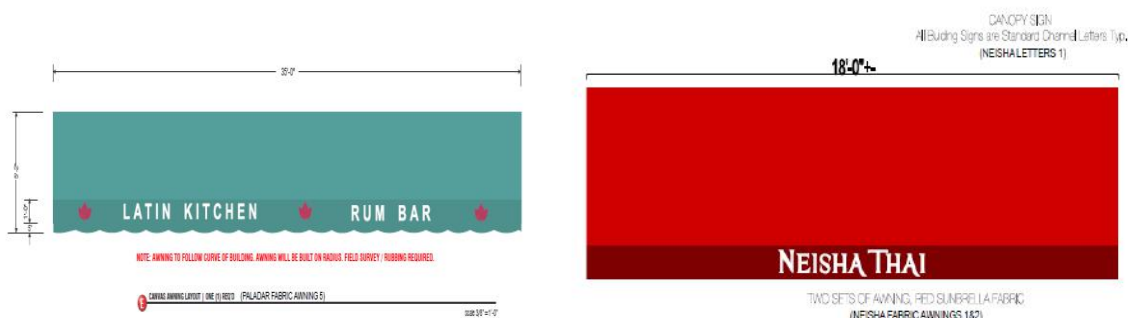
The CSPA previously included a general note that stated that sandwich boards would be allowed to be placed on sidewalks outside of retail locations. Staff recommended that the general note be removed as sandwich boards, which can impede pedestrian

flow along urban corridors, are strongly discouraged in the Tysons Corner Urban Design Guidelines. The applicant has revised the CSPA accordingly; therefore, this issue has been resolved.

The CSPA also previously included a general note which stated that temporary “coming soon” or “opening soon” signage could be installed on the buildings 60 days prior to a business opening and removed within 14 days after a business opening, but no information was provided on the size of such signage. Staff recommended that a maximum size for such signage be provided in order to ensure that any temporary signage will be of a size and character similar to other signage within the development. The applicant revised the general note to state that the maximum size for any coming soon or opening soon signage shall be 60 SF. With that revision, this issue has been resolved.

Proposed Ground-Level Awning Signs

There are existing ground level awning signs at the entrances and windows for the retail building. The development conditions approved with CSPA 1999-PR-060 limited the choice of colors for the awnings within the application property to a maximum of five different colors, with each awning being one color, except for the lettering, which is limited to black or white lettering except for the former Bertucci’s restaurant site. The current application proposes the continued use of awning signs at the ground level of the retail building, however, the color scheme for the awnings signs will be less restrictive than that currently approved. Staff has no objection to the proposed awning signs (examples shown below) or colors shown, as awning signs are recommended for use in lieu of building-mounted signage at the ground level in the Tysons Corner Urban Design Guidelines; and the flexibility in color scheme allow for changes in tenants within those spaces without the need for a CSPA.

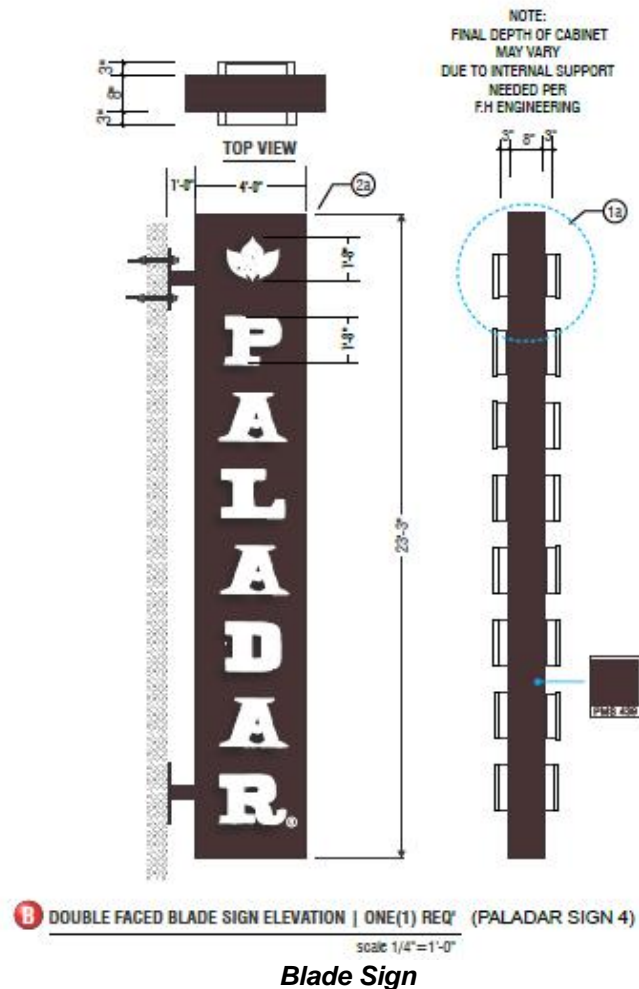


Awning Signs

Proposed Blade Sign

One vertical “blade” sign is proposed above the ground-floor tenant entrance for the “Paladar” restaurant at the intersection of Leesburg Pike and Old Gallows Road. The sign is shown to be double sided, 22’ 3” in height, and 4 feet wide. The blade sign would extend five feet out from the edge of the building and have a cabinet depth of approximately 14 inches. This type of sign is not addressed in the Zoning Ordinance

but staff feels that one blade sign within the development is acceptable, as Section 5.1 of the Tysons Corner Urban Design Guidelines identifies blade signs as one of the pedestrian-oriented sign types which are generally located within the first two or three stories of a building, typically for retail, services or other businesses.



CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application has been filed due to the change of tenants within the existing buildings. Furthermore, major portions of the eastern façade of the retail building and western façade of the office building are not clearly visible along Leesburg Pike. Therefore, the applicant seeks additional sign area within the development to enhance the visibility and viability of businesses within the application property. No changes are proposed to any of the uses within the development, no new construction or landscaping impacts are proposed; therefore, no land use or environmental issues were identified with this application.

The site is located within the Tysons Corner Urban Center. The Tysons Corner Urban Design Guidelines in Section 5 for "Signage and Wayfinding" on page 5-4 states:

“When Article 12 was developed, it did not envision the signage needs of a high-density urban environment such as Tysons. To address these needs, it is expected that innovative signage design will emerge in Tysons as the urban form is built. It is recommended that a Comprehensive Sign Plan (CSP) be submitted for all redevelopment applications. It is further recognized that the signage requested pursuant to such CSPs may deviate significantly from that permitted under Article 12.”

Staff finds that the proposed comprehensive sign amendment represents a coordinated sign program for the existing and new tenants of the mixed-use development, and is in conformance with the Comprehensive Plan, and Tysons Corner Urban Design Guidelines. Staff feels that the proposed signs are reasonable in size and location and envisions no significant negative impact to the surrounding area due to the proposal.

Recommendation

Staff recommends that CSPA 1999-PR-060-03 be approved subject to the development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this CSPA does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Comprehensive Sign Plan
4. Previously Approved Development Conditions CSPA 1999-PR-060
5. Previously Approved Development Conditions CSPA 1999-PR-060-02
6. Applicable Zoning Ordinance Provisions
7. Transportation Analysis
8. Office of Commercial Revitalization Analysis

PROPOSED DEVELOPMENT CONDITIONS

CSPA 1999-PR-060-03

July 17, 2013

If it is the intent of the Planning Commission to approve CSPA 1999-PR-060-03 to amend the previously approved Comprehensive Sign Plan to modify the signs previously approved for the properties located at Tax Map 39-2 ((1)) 7 and 39-2 ((15)) 9, 11, and 30 pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the approval be subject to the following development conditions, which supersede all previous conditions.

1. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This Comprehensive Sign Plan Amendment prepared by Bignell Watkins Hasser Architects, P.A., dated June 19, 2013, is approved only for the signs and locations indicated on the Comprehensive Sign Plan Amendment approved with the application. Those signs allowed by Article 12-103 are also permitted. However, any temporary signs or banners identifying or advertising future tenants shall not be installed more than sixty days before the tenant's expected date of opening for business. Furthermore, any such signs or banners shall be removed within fourteen days of the tenant's start of business on the site. The maximum size for any temporary signs or banners shall be 60 square feet. A letter shall be submitted to the Zoning Administrator prior to the installation of each temporary sign. The letter shall identify the location of the temporary sign and when the sign will be installed. The applicant shall also submit a letter to the Zoning Administrator indicating removal of the temporary sign.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager, and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. Flush mounted building and/or garage signage shall not project more than three feet from the building face. Such limitations shall not apply to blade signs, retail canopy signs or other signs as provided in the CSPA that are intended to project from the building face.

5. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and the Virginia Department of Transportation (VDOT) standards. Unless otherwise approved by VDOT, and or others as necessary, no flags, permanent or temporary signs, except traffic regulatory signs, shall be permitted in the public right-of-way.
6. All freestanding permanent and temporary signs shall meet the requirements of Section 2-505 of the Zoning Ordinance. All freestanding signs shall meet the minimum required 2-foot offset to the edge of the sidewalk.
7. Lighting associated with all signs shall conform to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance. No lights shall be directed toward the public street.
8. No unpermitted temporary advertising signs, including but not limited to banners and “popsicle” signs, shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12-103 or shown in the CSPA.
9. Any existing signs that are inconsistent with this comprehensive sign plan shall be removed prior to the issuance of any sign permits pursuant to this comprehensive sign plan.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan except those for which permits are not required pursuant to Article 12. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and no sign shall be installed until this has been accomplished.

**STATEMENT OF JUSTIFICATION
COMPREHENSIVE SIGN PLAN AMENDMENT**

ROCKS TYSONS TWO LLC

Tax Map 39-2 ((1)) Parcel 7; Tax Map 39-2 ((15)) Parcels 9, 11 and 30

February 7, 2013

RECEIVED
Department of Planning & Zoning
FEB 07 2013
Zoning Evaluation Division

Background

The subject property is located in the southwestern quadrant of the intersection of Leesburg Pike and Old Gallows Road, but it is not directly at the corner. An existing Exxon service station occupies the corner location. On November 20, 2000, the Board of Supervisors approved RZ 1999-PR-060. The approved plan called for a mixed-use development with a total gross floor area of 206,474 square feet, consisting of 115,574 square feet of office and 90,900 square feet of retail, including a drive-in bank and an eating establishment.

On July 30, 2003, the Planning Commission approved CSP 1999-PR-060 as the first comprehensive sign plan for the subject property. The signage approved at that time was specifically focused on the identity and needs of the retail and restaurant tenants initially occupying the buildings. The development conditions referenced tenants by name.

On March 16, 2005, the Planning Commission approved Comprehensive Sign Plan Amendment CSPA-1999-PR-060 as the first amendment to the sign plan. This Amendment further addressed the signage needs of the tenants then occupying the buildings. At that time, the largest tenants in the project were a national electronics retailer and a national bookstore chain – both of which occupied two levels of space.

A second amendment of the CSP was approved by the Planning Commission on January 13, 2010 in case number CSPA-1999-PR-060-02. This was brought forward at the request of one particular eating establishment to add additional signage for its individual use. The eating establishment's business had suffered as a result of the large retailers vacating their premises, and it will be vacating the project as of April 30, 2013 because of the lack of business. The restaurant and the project suffered because there was no longer a synergy amongst the retail uses operating as a single destination point.

The Applicant has recently signed leases with five new retail and restaurant tenants, only one of which is currently occupying the project (Nordstrom Rack) and four of which expect to open in the fall. The new tenants have different signage requirements. Therefore, a further amendment to the Comprehensive Sign Plan is necessary.

Current Request

As many of the County's larger retail projects have faced, the industry has changed and certain types of categories no longer succeed with multi-level big box configurations. Certainly, the former electronics retailer (Best Buy) and bookstore (Borders Books and Music) tenants in the project were adversely affected when their consumer and product delivery models changed and evolved. The impact on the largest tenants reverberated down to the smaller ones that relied on sharing of customers.

As a result of the vacancies of the original major tenants, and even their successors, the Applicant has been faced with the challenge of maintaining the mixed use character of the project while finding the right mix of high quality retailers and restaurants to fill the vacant space and co-exist as a destination place. After extensive marketing of the vacant space in the project, the Applicant was fortunate to lease the former Best Buy space in total to Nordstrom Rack, but was unable to lease the former Borders Books space. Consequently, the Applicant was forced to divide the original big box space occupied by Borders Books into smaller units and market the spaces in such a way that results in more tenants. Finding occupants for the second floor retail level was especially difficult.

The current proposed mix of restaurant and retail tenants achieves a solution that the Applicant hopes will provide success in the years that follow and as the Tysons Plan is implemented. Both current and proposed occupants of the buildings are concerned that adequate signage is provided to identify the mix of uses on the site and to provide adequate directional signs to accommodate convenient access to parking. (In fact, the obligation to open and operate under the leases for some of the new tenants is contingent upon Applicant obtaining satisfactory signage and maintaining certain threshold retail occupancy levels.)

As noted in earlier applications, some of the uses and spaces on the site and their access points are not readily identifiable to the public, thereby resulting in unnecessary turning movements both on-and off-site to access parking for the retail and office uses on the site. Accordingly, this application proposes an amended Comprehensive Plan of Signage that will more clearly identify the uses on the site and their means of access.

Recent and proposed tenants locating in the project include the following companies – most of whom are national and publicly traded:

- Nordstrom Rack (currently occupying the former Best Buy space) – a division of Nordstrom, Inc. with approximately 120 locations across the country and offering a wide selection of apparel, accessories and shoes.
- Destination XL (DXL) (proposed to occupy the second floor of the former Borders Books space) – is a division of the Casual Male Retail Group, Inc. which is the largest specialty retailer of big and tall men's apparel. DXL is the newest concept and considered a destination stop for big and tall men because it offers traditional brands found in Casual Male XL stores

along with designer fashions and quality clothing from such labels as Polo Ralph Lauren, Lacoste, Tommy Hilfiger and Calvin Klein.

- BJ's Restaurant and Brewhouse – a Huntington Beach, California company with over 130 locations open across the country and offering an innovative and broad menu of quality food and beverages. This location will be their first restaurant in the Middle Atlantic area.
- Paladar Latin Kitchen & Rum Bar – is a restaurant chain from the mid-west, with regional locations in Annapolis, MD and Rockville, MD, seeking to open its first location in Virginia and is attracted to this location by the vibrancy of the urban Tysons. This restaurant will feature recipes inspired by Central and South America, Cuba and the Latin Caribbean and will be the first of its kind in the Tysons area.
- Neisha Thai Cuisine – is an existing Tysons favorite restaurant relocating to the property.

Other existing retail tenants such as Bank of America and Capitol Closet Design and existing office tenants, such as Cherry Bekaert LLP, remain at the project and will retain their existing signage, and existing retail tenant Salon Lullaby will be offered signage for the first time as a means to improve its visibility and viability. The Applicant also requests flexibility for a few additional signs to accommodate new tenants that come to the project to fill existing vacancies or replace future ones.

Comprehensive Sign Plan Exhibit

The requested CSPA application materials include a Comprehensive Sign Plan Exhibit consisting of 15 sheets that was prepared by Bignell Watkins Hasser Architects P.A. This exhibit contains photographs of the current conditions, elevation drawings of each side of the buildings and parking structure showing sign locations, and a detailed matrix showing the size, height and extent of all proposed signs as well as the nature of the information to be displayed. The matrix also includes a comparison of the amount of signage allowable by right under Article 12 of the Zoning Ordinance, the amount of signage currently approved for the subject property pursuant to the earlier comprehensive sign plans, and the amount of proposed signage.

Comprehensive Plan

The subject property is located within Subarea 1 of the Northeast Old Courthouse Subdistrict of the Tysons Corner Urban Center. Office and retail uses are designated up to a 1.2 FAR. The existing development is in conformance with this recommendation.

Harmony and Conformance with the Tysons Urban Design Guidelines

Signage is typically governed by Article 12 of the Zoning Ordinance. However, this Article does not adequately address the signage needs of high density mixed used developments

planned in the Tysons Core. The Tyson's Urban Design Guidelines specifically recommend Comprehensive Sign Plans be submitted for all such development and recognizes that such plans may deviate significantly from the by right amounts permitted in Article 12.

As depicted on the Comprehensive Sign Plan Exhibit, the Applicant has gone to great lengths to address the needs of the individual tenants and presenting a plan that is well-organized, neat and legible without creating any visual obstructions or sense of visual clutter. Signage has been planned at both an auto-oriented and pedestrian-oriented way and provides necessary identification for those users that do not have visibility and frontage on the major roadways.

As a mixed use office and retail project, the buildings do not have one predominant tenant for identification purposes. Rather, there are several major tenants that all depend on each other's tenancy and success to operate. The Applicant has developed the appropriate amount of signage to provide identity in the form of text or logos, while also integrating the signage into the buildings' architecture and materials. Proposed sign types include traditional building mounted, monument and awnings, but also vertical and blade signs.

Conclusion

The proposed CSPA is consistent with the adopted Comprehensive Plan, and meets the applicable provisions of the Zoning Ordinance. The Applicant's proposed signage is also in keeping with the Tyson's Urban Design Guidelines and will ensure the continuation of the high quality of this project.

Respectfully submitted,

Reed Smith LLP

By:  for
Robert A. Lawrence, Esquire, Agent

By: 
David S. Houston, Esquire, Agent

8027 LEESBURG PIKE / 1934 OLD GALLOWS ROAD



COMPREHENSIVE SIGNAGE PLAN REVISED 06 . 19 . 13

Bignell Watkins Hasser
ARCHITECTS P. C.

INTRODUCTION

The Tysons Rocks project (the “Project”), located at the intersection of Leesburg Pike and Old Gallows Road is a mixed-use development consisting of two buildings (located at 8027 Leesburg Pike and at 1934 Old Gallows Road). The buildings are connected by a pedestrian bridge and share a plaza and a parking structure. The Project consists of approximately 115,574 square feet of office space and 90,900 square feet of retail space.

When the Project opened its retail component in 2003, Best Buy and Borders Books & Music occupied the entire first and second level retail space in the 8027 Leesburg Pike building (the third floor consisting of office space). Also, in the 1934 Old Gallows Road building first floor retail consisted of Bertucci’s Brick Oven Pizza restaurant, a Bank of America financial institution with a drive-through and Capitol Closet Design, office tenants occupied the remainder of this building on the second through sixth floors.

On July 30, 2003, the Planning Commission approved CSP 1999-PR-060 as the first comprehensive sign plan for the Project (“Plan”). The signage approved at that time was focused specifically on the identity and needs of the retail and restaurant tenants initially occupying the buildings. The development conditions referenced tenants by name. Since then, Borders has gone out of business, and Best Buy and Bertucci’s have vacated their premises.

As many of the County’s larger retail projects have faced, the industry has changed and certain types of categories no longer succeed with multi-level big box configurations. Certainly, Best Buy, Filene’s Basement (immediate successor to Best Buy) and Borders were adversely affected when their consumer and product delivery models changed and evolved in the face of online competition. The impact on the largest tenants in the Project reverberated down to the smaller ones that relied on sharing of customers.

As a result of the vacancies of the original major tenants, and even their successors, the Applicant has been faced with the challenge of maintaining the mixed use character of the Project while finding the right mix of high quality retailers and restaurants to fill the vacant space and co-exist as a destination place. After extensive marketing of the vacant space, the Applicant was fortunate to lease the former Best Buy space in total to Nordstrom Rack, but was unable to lease the former Borders space. Consequently, the Applicant was forced to rebrand and divide the original big box space occupied by Borders into smaller units and market the spaces in such a way that results in more tenants. Finding occupants for the second floor retail level was especially difficult.

The Applicant recently signed long term leases with five new retail and restaurant tenants, only one of which (Nordstrom Rack) is currently operating in the Project. The other four are expected to open in the summer and fall of this year. The new tenants have different signage requirements from the original retail and restaurant tenants. Therefore, a further amendment to the Comprehensive Sign Plan is necessary.

The current proposed mix of restaurant and retail tenants achieves a solution that the Applicant hopes will provide success in the years that follow and as the Tysons Plan is implemented. Both current and proposed occupants of the buildings are concerned that adequate signage is provided to identify the existence of the users on the site, to improve their visibility and to provide adequate directional signs to accommodate convenient access to existing parking facilities. In fact, the obligation to open and operate under the leases for some of the new tenants is contingent upon the Applicant obtaining satisfactory signage and

maintaining certain threshold retail occupancy levels. The proposed Plan will guide signs for the entire Project to provide cohesive, attractive, but still functional wayfinding and identification.

As noted in earlier Plan amendment applications for the Project, the existence of some of the uses and spaces on the site and their access points are not readily identifiable to the public, thereby resulting in a lack of business and ultimately resulting in a demise or loss in the Project of those retailers and restaurant. Visitors experienced unnecessary turning movements both on-and off-site to access the parking facilities for the retail and office uses. Accordingly, this amended Comprehensive Plan of Signage is intended to more clearly identify the uses on the site and the means of access to and within the Project.

The recently leased tenants locating in the Project are the following companies – most of whom are national and publicly traded:

- Nordstrom Rack (currently occupying both levels of the former Best Buy space) – a division of Nordstrom, Inc. with approximately 120 locations across the country and offering a wide selection of apparel, accessories and shoes.
- Destination XL (to occupy the entire second floor of the former Borders space) – is a division of the Casual Male Retail Group, Inc. which is the largest specialty retailer of big and tall men’s apparel. Destination XL is the newest concept and is a destination for big and tall men because it offers traditional brands found in Casual Male XL stores along with designer fashions and quality clothing from such labels as Polo, Ralph Lauren, Lacoste, Tommy Hilfiger and Calvin Klein. Destination XL is scheduled to open July 23, 2013.
- BJ’s Restaurant and Brewhouse (to occupy a major portion of the first floor space vacated by Borders) – is a Huntington Beach, California company with over 130 locations open across the country and offering an innovative and broad menu of quality food and beverages. This location will be their first restaurant in, and their “flagship” restaurant for, the Middle Atlantic region. BJ’s is scheduled to open in October 2013.
- Paladar Latin Kitchen & Rum Bar (to occupy the former Bertucci’s premises) – is a restaurant chain from the mid-west, with regional locations in Annapolis, MD, (and coming soon to) Germantown, MD and Rockville, MD. Paladar is seeking to open its first location in Virginia and is attracted to this location by the vibrancy of the urban Tysons. This restaurant will feature recipes inspired by Central and South America, Cuba and the Latin Caribbean and will be the first of its kind in the Tysons area. Paladar is scheduled to open in October 2013.
- Neisha Thai Cuisine (to occupy a portion of the former Borders space) – is an existing Tysons favorite restaurant relocating to the property. Neisha Thai is scheduled to open on or about June 15, 2013).

Other existing retail tenants such as Bank of America and Capitol Closet Design and existing office tenants, such as Cherry Bekaert LLP, remain at the Project and will

retain their existing signage. Another existing retail tenant, Salon Lullaby, will be offered signage for the first time as a means to improve its visibility and viability. The Applicant also requests flexibility for a few additional signs to accommodate new tenants that come to the Project to fill existing vacancies or replace future ones.

The signs and banners shown on the proposed Plan address the needs of the individual tenants and present a plan that is well-organized, neat and legible without creating any visual obstructions or sense of visual clutter. Signage has been planned at both an auto-oriented and pedestrian-oriented viewpoint. For example, the Plan includes a sign and banners for Neisha Thai facing Old Gallows Road, located above the restaurant, and facing Leesburg Pike. The sign facing Leesburg Pike is included since the sign and banners facing Old Gallows Road are not readily visible to the public because that sign and those banners are partially blocked by the 1934 Old Gallows Road building and by the adjacent Exxon service station. This situation is illustrated on the photographs contained in the Plan.

As a mixed use office and retail project, the buildings do not have one predominant tenant for identification purposes. Rather, there are several major tenants that all depend on each other's tenancy and success to operate. The Applicant has developed the appropriate amount of signage to provide identity in the form of text or logos, while also integrating the signage into the buildings' architecture and materials. Proposed sign types include traditional building mounted, monument and awnings, but also vertical and blade signs. All of these types, except blade signs, exist today under the current Plan approval. The introduction of blade signs is consistent with the Tysons' design recommendations for pedestrian-oriented signs.

The proposed Plan has been designed to achieve a consistent display of information to orient, inform, direct and regulate pedestrian and vehicular traffic. The proposal also reflects the Applicant's desire to improve public safety and enhance the image of the Project. The Plan is consistent with the adopted Comprehensive Plan, and meets the applicable provisions of the Zoning Ordinance. The Applicant's proposed signage is also in keeping with the Tyson's Urban Design Guidelines and will ensure the continuation of the high quality of this Project and the viability of the businesses located in it.

GENERAL NOTES

1. Tenant provided signs shall be individualized per the design and expressions of the tenants of the Project. The maximum sizes of all tenant provided signs, and their placement areas are specified in this Comprehensive Sign Plan (the "Sign Plan").
2. Recognizing that the leasing process for the Project is an on-going process the actual text on individual signs can vary from what is shown here. Additionally, as is set forth on Note 4 on page 4.1 herein, regarding future signage, awning and banner colors, and lettering thereon, they may be in such combinations as to be coordinated with existing colors at the Project, as is reasonably determined by Project Owner to maintain project compatibility, and as may be required by changes to signage colors for national or regional tenants as may be implemented on a company wide basis by those tenants in order to remain consistent for purposes of corporate branding.
3. Detailed drawings are not provided for existing tenant signs. Detailed drawings for proposed signs are located on Exhibit Sheets E.1-10. The colors for existing signage, awnings and banners and requested signage, awning and banners (as all are set forth in this Sign Plan) are as follows:
 - Bank of America: red sign with blue lettering and sign with blue lettering and red and blue logo, and black awnings with white lettering;
 - BJ's Restaurant and Brewhouse: signs with white channel lettering and black outline and badge with white lettering on red background with black, tan, blue and red trim and black awnings;
 - Capitol Closet: red awnings with white lettering;
 - Cherry Bekaert sign with black lettering and green logo;
 - Command sign: sign with green lettering and white logo;
 - Destination XL: signs with white channel lettering, silver lettering over doorway;
 - Neisha Thai: signs with red lettering and black lettering and black and yellow logo; red banners and red awnings with white lettering;
 - Nordstrom Rack: signs with white channel lettering, black banners and black awnings with white lettering (with possible future change to gray banners and awnings with white lettering);
 - Paladar Latin Kitchen and Rum Bar: signs with reddish lettering and brown background and awnings with greenish awnings with white lettering;
 - Salon Lullaby: sign with red lettering.
4. The Sign Plan includes both illuminated and non-illuminated signs. The Project Owner retains the flexibility to provide illumination for signs, including monument signs, not presently shown as illuminated, provided such illumination is in substantial conformance with the standards set forth in this Sign Plan. Notwithstanding, lighting of signs within this Sign Plan shall comply with the Outdoor Lighting Standards of Section 14-900 of the Fairfax County Zoning Ordinance.
5. All signs may be repaired, maintained, refurbished or revised provided they do not exceed the maximum size designated in this Sign Plan.
6. Maximum sign areas for individual tenants do not include signs that are not visible from the right-of-way or adjacent parcels.



7. The Sign Plan provides details for messaging that meets the definition of “signs” as set forth in the Fairfax County Zoning Ordinance. Other displays not meeting the definition of a sign may be included in this Sign Plan for informational purposes only. The Project Owner reserves the right to employ message displays that do not qualify as signs under the Zoning Ordinance without amendment to this Sign Plan.
8. Without seeking an amendment to this Sign Plan, and without seeking additional County approval, the Project Owner shall be allowed to use the following temporary signs:
- a. Coming Soon (or Opening Soon) signs and banners. Coming Soon (or Opening Soon) signs and banners to identify and advertise a future tenant will be permitted within or outside of or adjacent to the window of the future tenant or as a fabric overlay to an existing sign from a prior tenant. One such temporary sign may be placed or installed for each exterior side of the particular premises up to sixty (60) days before the tenant expects to open for business and shall be removed within fourteen (14) days after the tenant opens for business. The maximum size for any coming soon signs or banners will be sixty (60) square feet.



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 8, 2013

Mark O’Henley, AIA, Project Manager
James R. Lencioni Architect
830 North Boulevard
Oak Park, Illinois 60301

Re: Interpretation for RZ/FDP 1999-PR-060 River Towers, Tax Map 39-2 ((1)) 7; 39-2 ((15)) 9, 11, and 30: Restaurant, Building Elevations

Dear Mr. O’Henley:

This is in response to your letters of October 3, 2012, and October 30, 2012, and supplemental information received through January 2, 2013, requesting an interpretation of the Proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors, and the Final Development Plan (FDP) approved by the Planning Commission, in conjunction with the approval of the above-referenced applications. As I understand it, the question is whether the proposed restaurant and façade modifications for Building II are in substantial conformance with the proffers, the CDP and the FDP. This determination is based on your letters with attached proffers, a copy of a Proposed Site Plan Use and Parking Tabulation revision for an eating establishment in Building II that was approved by Land Development Services, DPWES, on March 9, 2012; a letter dated November 29, 2012, from S. Randall Cohen, Manager, Rocks Tysons Two LLC, confirming that the owner of Building 2 approves of the proposed façade modifications; an e-mail from Herman Ajamian, dated October 26, 2012, providing the number of employees and restaurant hours; an exhibit entitled “Floor and Seating Plan” prepared by James R. Lencioni, Architect, dated October 5, 2012; three exhibits entitled “Elevations- North, Elevations-East, and Elevations- Northeast” prepared by James R. Lencioni, Architect, dated January 2, 2013. Copies of your letter and relevant exhibits are attached.

As I understand it, the proposed restaurant would be located in Building II of the River Towers Joint Venture development, which is part of a 3.95 acre area that was rezoned from the C-3 and the C-5 Districts to the PDC District on November 20, 2000, pursuant to the Board of Supervisors’ approval of RZ 1999-PR-060, subject to proffers, to permit a mixed use project consisting of office, retail, a drive-in bank, and an eating establishment. The Planning Commission approved the FDP on October 4, 2000, subject to the Board’s approval of the rezoning. The site is also located in the Highway Corridor (HC) and the Sign Control (SC) Districts.

Building II is a three-story building fronting Leesburg Pike. The proposed restaurant would be located in a currently vacant space on the ground floor at the southeastern corner of the building previously occupied by a Border’s Bookstore. According to your letter and exhibits, you are proposing modifications to the building façade and signage for the new restaurant, “B.J.’s Restaurant and Brewhouse.” The proposed façade changes consist of the following:

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Integrity * Teamwork* Public Service

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



8027 LEESBURG PIKE / 1934 OLD GALLOWS ROAD
"TYSON'S ROCKS"
REVISED ON 06.19.13

GENERAL NOTES CONTINUED /
ZONING INTERPRETATION

- Replace existing transom glass with new colored decorative spandrel glass
- Remove existing awnings and replace with horizontal metal louvers
- Remove existing metal awning at building corner and replace with a new black metal canopy with signage
- Remove existing glass at corner tower and from two sets of windows to the to the north and replace with new clear window glazing
- Add new copper metal panels over the existing metal façade
- Add BJ’s Brewhouse images on existing vertical banner poles
- New paint finish on the existing vertical cast stone
- New illuminated BJ’s Brewhouse signage at the top of the existing corner tower
- Add new textured stone panels over existing cast stone façade at base of building.

Your letter notes that the proposed changes are limited in their impact to the existing building and the façade could be restored to its original condition in the future if so desired. It should also be noted that the property is subject to a Comprehensive Sign Plan (CSP) and that all signage will be required to conform with the CSP or an application to amend the CSP would need to be submitted and approved. I understand that you have been in conversation with the Zoning Inspections Branch, DPZ, regarding the proposed signage.

As you are aware, the Office of Community Revitalization reviewed the proposed façade modifications against the Tysons Urban Design Guidelines and recommended that the window glazing at street level be as transparent as possible. The recommendation was for a transparency between 50% and 70% for street level. Less transparency is acceptable for windows at upper levels. Your October 30, 2012, letter indicates that the existing glass at the corner tower would be removed and replaced with new clear window glazing. The exterior elevations dated January 2, 2013, show new clear glazing at the corner tower and in the two window areas to the north facing Leesburg Pike. Existing glazing is proposed to be retained in the southern windows facing the interior of the site. No information is provided on the transparency of those windows; however, you have stated that the windows allow visibility to the inside after dark. Given the southern exposure, it is assumed that glazing is needed to reduce glare inside the restaurant during the day. New planters are proposed in front of the restaurant adjacent to the building.

Proffer 11(b) states that the first floor area of Building II shall be utilized for retail and/or restaurant uses. Proffer 13 states that the development of the site shall be in general accordance with the architectural drawings included on Sheets 4 and 5 of the CDP/FDP, as determined by DPWES. The proposed façade changes will not alter the architectural style of the building from that existing, which was determined to be in conformance with the CDP/FDP when the site was developed. The approved parking tabulation revision indicated a parking requirement of 107 spaces for a restaurant with 25 employees, 274 table seats, and 52 counter seats. According to your Floor and Seating Plan exhibit, you are proposing to have 25 employees, 260 table seats and 24 bar stool seats, which would result in a reduced parking requirement of 90 parking spaces. At the time of issuance of a Non-RUP (Non-Residential Use Permit) the adequacy of parking will need to be verified.

It is my determination that the proposed restaurant and façade changes discussed above and described in your submission are in substantial conformance with the proffers, the CDP, and the FDP, subject to DPWES approval of the parking tabulations and subject to the provision of signage that conforms with the Comprehensive Sign Plan for this property, as approved by the Zoning Inspections Branch, DPZ.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and coordinated with the Fairfax County Department of Community Revitalization and addresses only those items discussed herein. If you have any questions regarding this interpretation, please contact Mary Ann Godfrey at (703) 324-1290

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

H:\Proffer Interpretations PI\River Towers Bldg. (RZ 1999-PR-060) BJ's Restaurant interp. final.doc

Attachments:

- cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ
Kenneth Williams, Technical Processing, Office of Land Development Services, DPWES
Suzie Zottl, Revitalization Program Manager, Office of Community Revitalization, DPZ
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ/FDP 1999-PR-060, PI 1201 060, Imaging, Reading File



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

David S. Houston
ReedSmith, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4503

RECEIVED
MAY 23 2013

May 15, 2013

BY:

Re: Interpretation for RZ/FDP 1999-PR-060 River Towers, Paladar Latin Kitchen and Rum Bar,
Tax Map 39-2 ((1)) 7; 39-2 ((15)) 9, 11, and 30: Vestibule Addition

Dear Mr. Houston:

This is in response to your letter of March 29, 2013, requesting an interpretation of the Proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors, and the Final Development Plan (FDP) approved by the Planning Commission, in conjunction with the approval of the above-referenced applications. As I understand it, the question is whether the proposed vestibule addition to the entrance of the Paladar Latin Kitchen and Rum Bar to be located in Building I are in substantial conformance with the proffers, the CDP and the FDP. This determination is based on your letter; an e-mail, dated April 22, 2013 regarding FAR; a letter dated March 28, 2013, from S. Randall Cohen, Manager, Rocks Tysons Two LLC, confirming that the owner of Building I supports the proposed façade and entrance modifications; an exhibit entitled "Paladar Restaurant Tenant Improvement Package" prepared by RSA Architects, LLC, dated March 15, 2013, with the proposed vestibule highlighted; an exhibit entitled "Exterior Elevations (north)," dated February 22, 2013, prepared by RSA Architects, LLC; an exhibit entitled "Base Construction Plan," dated March 15, 2013, prepared by RSA Architects, LLC; a copy of a Proposed Site Plan Use and Parking Tabulation Revision, dated January 30, 2012, and approved by DPWES on March 9, 2012; and a color exhibit showing the restaurant façade, proposed vestibule addition, signage, lighting, and landscaping. Copies of your letter and relevant exhibits are attached.

As I understand it, the proposed restaurant will be located in Building I of the River Towers Joint Venture development, which is part of a 3.95 acre area that was rezoned from the C-3 and the C-5 Districts to the PDC District on November 20, 2000, pursuant to the Board of Supervisors' approval of RZ 1999-PR-060, subject to proffers, to permit a mixed use project consisting of office, retail, a drive-in bank, and an eating establishment. The Planning Commission approved the FDP on October 4, 2000, subject to the Board's approval of the rezoning. The site is also located in the Highway Corridor (HC) and the Sign Control (SC) Districts.

Building I is a six-story building fronting Old Gallows Road. The proposed restaurant would be located in a currently vacant space on the ground floor at the northeastern corner of the building previously occupied by a Bertucci's Restaurant. According to your letter and exhibits, you are proposing to construct a 70 square foot vestibule at the existing entrance to the restaurant.

Department of Planning and Zoning
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Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



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"TYSON'S ROCKS"
REVISED ON 06.19.13

David S. Houston
Page Two

You state that the exterior of the vestibule will be aluminum-framed glazing and doors similar to existing materials trimmed in cementitious board cladding, such as Hardiplank, with the appearance of wood. This entrance feature is shown in your color exhibit. New awnings, lighting, signage, and potted plants are also proposed. As stated in your letter, an amendment to the Comprehensive Sign Plan has been submitted for the entire development.

You state that no other changes to the exterior of the restaurant are proposed. The addition of 70 square feet to the gross floor area does not result in an increase above the approved FAR. You note that the amount of developed square footage is 648 square feet less than the maximum permitted.

Proffer 11(b) states that at least 5,000 square feet of the first floor area of Building I shall be utilized for retail and/or restaurant uses. According to the tabulations on Sheet 3 of the approved CDP/FDP, the eating establishment in Building I occupies 6,500 square feet. Proffer 13 states that the development of the site shall be in general accordance with the architectural drawings included on Sheets 4 and 5 of the CDP/FDP, as determined by DPWES. The proposed façade changes will not alter the architectural style of the building from that existing, which was determined to be in conformance with the CDP/FDP when the site was developed. The approved parking tabulation revision indicated a parking requirement of 55 spaces for a restaurant with 15 employees, 164 table seats, and 12 counter seats. You have stated that you do not anticipate changes in the number of seats. At the time of issuance of a Non-RUP (Non-Residential Use Permit) the adequacy of parking will need to be verified.

It is my determination that the proposed vestibule addition, as discussed above and described in your submission, is in substantial conformance with the proffers, the CDP, and the FDP, subject to final DPWES approval of the parking tabulations and subject to the provision of signage that conforms with the Comprehensive Sign Plan for this property, as approved by the Zoning Inspections Branch, DPZ.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and coordinated with the Fairfax County Department of Community Revitalization and addresses only those items discussed herein. If you have any questions regarding this interpretation, please contact Mary Ann Godfrey at (703) 324-1290

Sincerely,

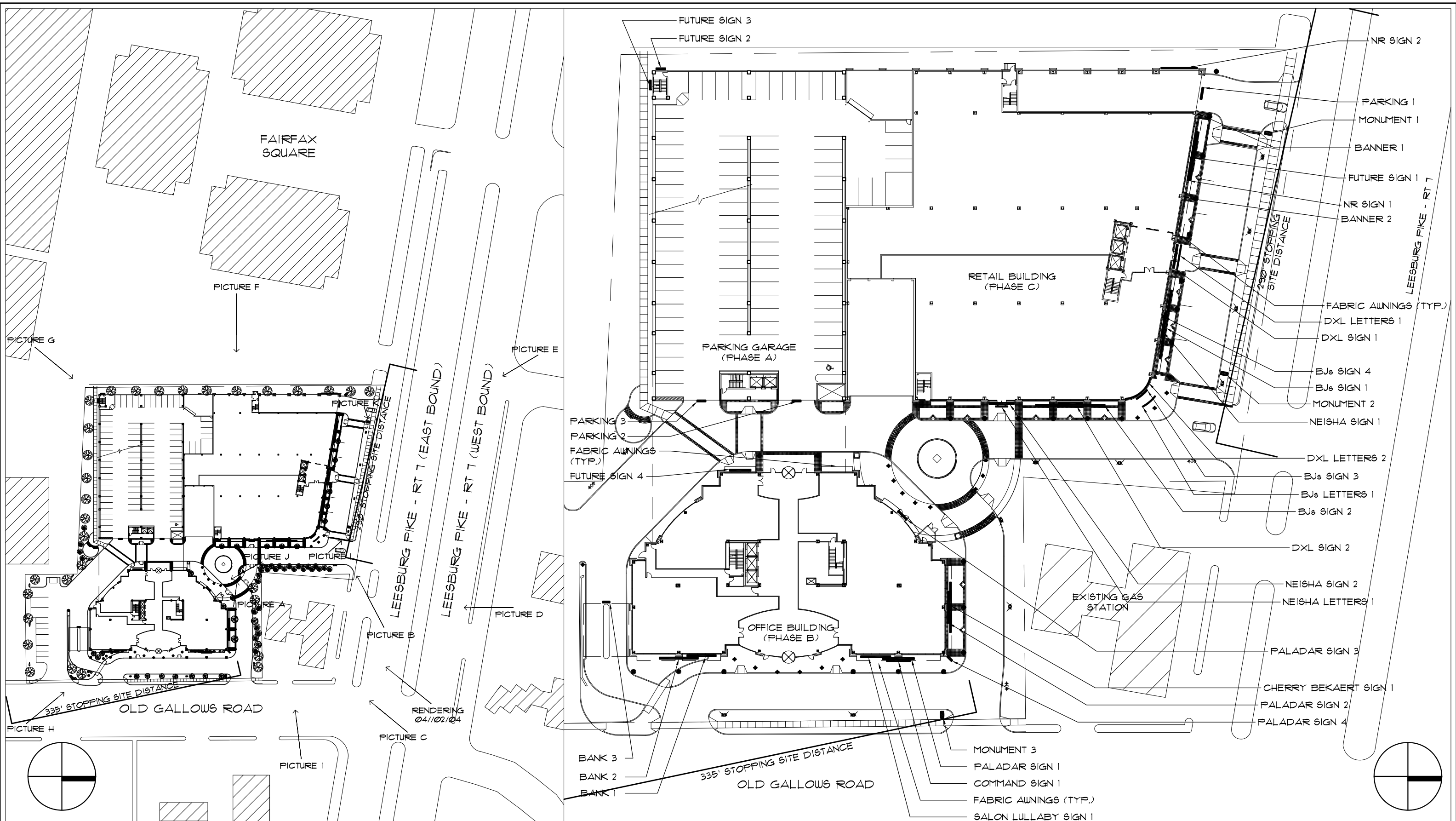
Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

O:\BC B\mgodf2\Proffer Interpretations PI\River Towers Bldg. (RZ 1999-PR-060) Paladar Latin Kitchen, Rum Bar interp. DRAFT.doc

Attachments:

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ
Kenneth Williams, Technical Processing, Office of Land Development Services, DPWES
Suzie Zottl, Revitalization Program Manager, Office of Community Revitalization, DPZ
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ/FDP 1999-PR-060, PI 13 03 026, Imaging, Reading File

ZONING INTERPRETATION



8027 LEESBURG PIKE / 1934 OLD GALLOWS ROAD
"TYSON'S ROCKS"
REVISED ON 06.19.13

DETAIL (S)
SITE PLAN
1



A - Existing



B - Existing



A - Proposed



B - Proposed

SITE PICTURES

06 . 19 . 13



C - Existing



C - Proposed

SITE PICTURES

06 . 19 . 13





D - Existing



E - Existing



D - Proposed



E - Proposed

SITE PICTURES

06 . 19 . 13



F - Existing



F - Proposed

SITE PICTURES

06 . 19 . 13





G - Existing



H - Existing



G - Proposed



H - Proposed

SITE PICTURES

06 . 19 . 13



I - Existing



J - Existing



I - Proposed



J - Proposed

SITE PICTURES

06 . 19 . 13



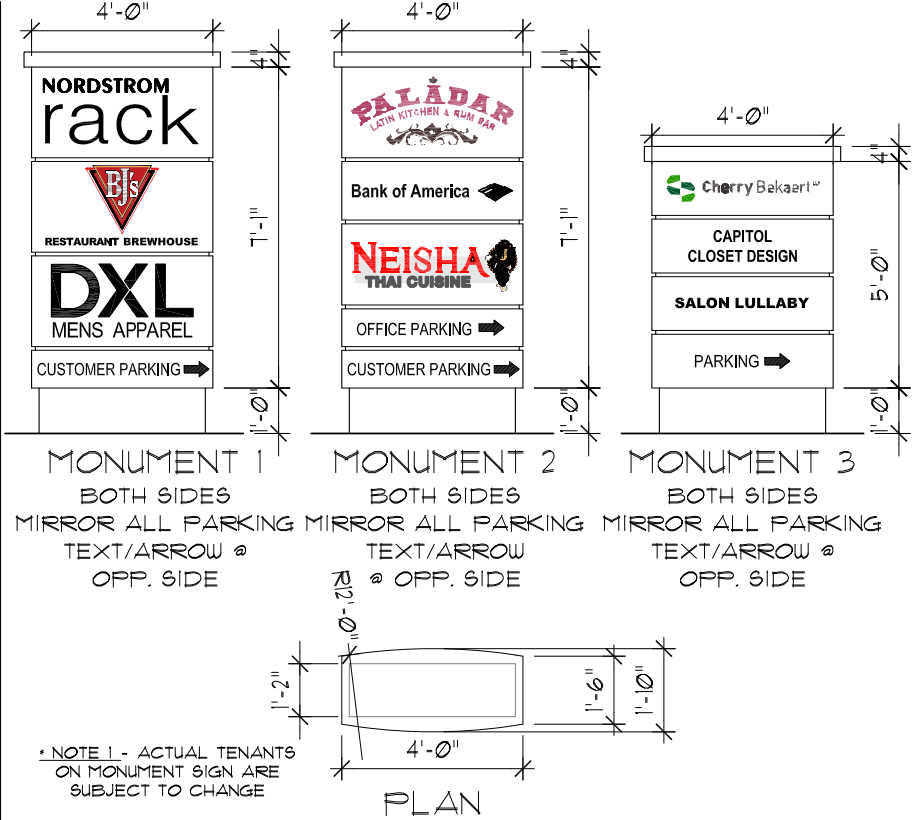


8027 LEESBURG PIKE /
1934 OLD GALLOWS ROAD

Bignell Watkins Hasser
ARCHITECTS P.C.
REVISED 06 / 19 / 13

NAME OF SIGN	LOCATION	TYPE OF SIGN	DIMENSIONS	AREA	REMARKS
PARKING 1 PARKING 2 PARKING 3	RETAIL - NORTH - 1ST GARAGE - EAST - 1ST FL GARAGE - EAST - 1ST FL	ALUMINUM PLAQUE ALUMINUM PLAQUE ALUMINUM PLAQUE	13'-0" x 2'-0" 6'-0" x 1'-0" 6'-0" x 1'-0"	26.0 SF 6.0 SF 6.0 SF	ALUMINUM FINISH, SEE NOTE 3 ALUMINUM FINISH ALUMINUM FINISH
MONUMENT 1 MONUMENT 2 MONUMENT 3	SITE - NORTH SITE - NORTH SITE - EAST	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	(1'-10" x 4'-0") x 7'-5" (1'-10" x 4'-0") x 7'-5" (1'-10" x 4'-0") x 5'-4"	56.7 SF 56.7 SF 32.9 SF	SIGN FACES 2 DIRECTIONS SIGN FACES 2 DIRECTIONS SIGN FACES 2 DIRECTIONS
NR SIGN 1 NR SIGN 2	RETAIL - NORTH - 2ND FL RETAIL - WEST - 2ND FL	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	32'-1" x 3'-9" 23'-3 1/8" x 2'-9"	103.62 SF 63.97 SF	5" DEEP, EXTERIOR SURFACE MOUNT 5" DEEP, EXTERIOR SURFACE MOUNT
NEISHA SIGN 1 NEISHA SIGN 2	RETAIL - NORTH - 2ND FL RETAIL - EAST - 2ND FL	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	16'-0" x 4'-10" 12'-0" x 3'-8"	77.3 SF 44.0 SF	5" DEEP, EXTERIOR SURFACE MOUNT 5" DEEP, EXTERIOR SURFACE MOUNT
DXL SIGN 1 DXL SIGN 2	RETAIL - NORTH - 2ND FL RETAIL - EAST - 2ND FL	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	11'-9 1/4" x 6'-0" 11'-9 1/4" x 6'-0"	70.63 SF 70.63 SF	5" DEEP, EXTERIOR SURFACE MOUNT 5" DEEP, EXTERIOR SURFACE MOUNT
BJs SIGN 1 BJs SIGN 2 BJs SIGN 3 BJs SIGN 4	RETAIL - NORTH - 3RD FL RETAIL - EAST - 3RD FL RETAIL - NE - 3RD FL RETAIL - NORTH - 1ST FL	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	44'-6 3/4" x 4'-0" 44'-6 3/4" x 4'-0" 8'-11" x 8'-4 1/2" 1'-10" x 1'-8"	64.14 SF 64.14 SF 32.0 SF 1.39 SF	10" DEEP, EXTERIOR SURFACE MOUNT 10" DEEP, EXTERIOR SURFACE MOUNT 10" DEEP, EXTERIOR SURFACE MOUNT 10" DEEP, EXTERIOR SURFACE MOUNT
PALADAR SIGN 1 PALADAR SIGN 2 PALADAR SIGN 3 PALADAR SIGN 4	OFFICE - EAST - 3RD FL OFFICE - NORTH - 3RD FL OFFICE - NW - 1ST FL OFFICE - NE - 1ST FL	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - 2 DIRECTIONS	20'-3" x 3'-6" 20'-3" x 3'-6" 7'-9" x 3'-6" 4'-0" x 23'-3"	70.8 SF 70.8 SF 26.5 SF 93.0 SF	5" DEEP, EXTERIOR SURFACE MOUNT 5" DEEP, EXTERIOR SURFACE MOUNT 5" DEEP, EXTERIOR SURFACE MOUNT 14" DEEP, EXTERIOR SURFACE MOUNT
FUTURE SIGN 1 FUTURE SIGN 2 FUTURE SIGN 3 FUTURE SIGN 4	RETAIL - NORTH - 3RD FL GARAGE - WEST - 5TH FL GARAGE - SOUTH - 5TH FL OFFICE - WEST - 1ST FL	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	31'-5" x 4'-3 1/2" 6'-0" x 6'-0" 6'-0" x 6'-0" 10'-0" x 1'-6"	134.8 SF 36.0 SF 36.0 SF 15.0 SF	- - - -
BANK 1 BANK 2 BANK 3	OFFICE - EAST - 1ST FL OFFICE - EAST - 5TH FL OFFICE - WEST - DRIVE THRU	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD ALUMINUM PLAQUE	18'-6" x 1'-6" 24'-8 3/4" x 2'-0" 4-5 1/2" x 7 3/4"	50.0 SF 28.0 SF 2.7 SF	- - -
CHERRY BEKAERT SIGN 1	OFFICE - NORTH - 5TH FL	INTERIOR LIT - FORWARD	19'-10 1/4" x 3'-10"	76.1 SF	-
COMMAND SIGN 1	OFFICE - EAST - 5TH FL	INTERIOR LIT - FORWARD	15'-1 7/8" x 2'-6"	37.9 SF	-
SALON LULLABY SIGN 1	OFFICE - EAST - 1ST FL	INTERIOR LIT - FORWARD	19'-0" x 1'-9"	36.5 SF	5" DEEP, EXTERIOR SURFACE MOUNT
BANNER 1 BANNER 2	RETAIL - NORTH - 2ND FL RETAIL - NORTH - 2ND FL	ALUMINUM ARMS - FABRIC ALUMINUM ARMS - FABRIC	2'-6" x 12'-10 3/4" 2'-6" x 12'-10 3/4"	32.2 SF 32.2 SF	SEE NOTE 4 SEE NOTE 4
DXL LETTERS 1 DXL LETTERS 2	RETAIL - NORTH - 1ST FL RETAIL - NE - 2ND FL	ALUMINUM LETTERS FREE STANDING ALUMINUM LETTERS FREE STANDING	15'-9" x 1'-3" 22'-11" x 1'-9"	19.69 SF 19.69 SF	ALUMINUM FINISH - ON CANOPY ALUMINUM FINISH - INTERIOR
NEISHA LETTERS 1	RETAIL - EAST - 1ST FL	ALUMINUM LETTERS FREE STANDING	7'-8" x 1'-10"	14.1 SF	ALUMINUM FINISH - ON CANOPY
BJs LETTERS 1	RETAIL - NE - 1ST FL	ALUMINUM LETTERS FREE STANDING	26'-0" x 1'-6"	25.0 SF	ALUMINUM FINISH - ON CANOPY
FABRIC AWNINGS BANK OF AMERICA 1 BANK OF AMERICA 2	OFFICE - EAST - 1ST FL OFFICE - EAST - 1ST FL	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	12'-4" x 7" 12'-4" x 7"	7.2 SF 7.2 SF	SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS
FABRIC AWNINGS PALADAR 1 PALADAR 2 PALADAR 3 PALADAR 4 PALADAR 5	OFFICE - EAST - 1ST FL OFFICE - EAST - 1ST FL OFFICE - NORTH - 1ST FL OFFICE - NORTH - 1ST FL OFFICE - NW - 1ST FL	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	15'-9" x 8" 15'-9" x 8" 15'-9" x 8" 15'-9" x 8" 23'-0" x 8"	10.5 SF 10.5 SF 10.5 SF 10.5 SF 15.3 SF	SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS
FABRIC AWNINGS FUTURE TENANT 1	OFFICE - WEST - 1ST FL	ALUMINUM FRAME - FABRIC	10'-0" x 7"	5.8 SF	SEE NOTES 2 & 4 FOR FUTURE PROVISIONS

CONTINUED ON SHEET 4.1



MONUMENT RENDERING



K - EXISTING MONUMENT -
VEHICULAR POINT OF VIEW



K - PROPOSED MONUMENT -
VEHICULAR POINT OF VIEW

FABRIC AWNINGS NORDSTROM RACK 1 NORDSTROM RACK 2 NORDSTROM RACK 3	RETAIL - NORTH - 1ST FL RETAIL - NORTH - 1ST FL RETAIL - NORTH - 1ST FL	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	4'-2¾" x 6" 4'-2¾" x 6" 4'-2¾" x 6"	2.1 SF 2.1 SF 2.1 SF	SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS
FABRIC AWNINGS NEISHA 1 NEISHA 2	RETAIL - EAST - 1ST FL RETAIL - EAST - 1ST FL	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	4'-10" x 7" 4'-10" x 7"	2.8 SF 2.8 SF	SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS
FABRIC AWNINGS CAPITOL CLOSET DESIGN 1 CAPITOL CLOSET DESIGN 2	OFFICE - WEST - 1ST FL OFFICE - SW - 1ST FL	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	10'-0" x 7" 10'-0" x 7"	5.8 SF 5.8 SF	SEE NOTES 2 & 4 FOR FUTURE PROVISIONS SEE NOTES 2 & 4 FOR FUTURE PROVISIONS

NOTE 2 - FABRIC AWNINGS TO HAVE A 12 SF ALLOWABLE FOR FUTURE ALTERATION.
NOTE 3 - PUBLIC PARKING LETTERS APPEAR IN SIGN BAND OVER PUBLIC GARAGE ENTRANCE.
NOTE 4 - SIGN, AWNING, AND BANNER COLORS, AND LETTERING THEREON, SHALL BE IN SUCH COMBINATIONS AS TO BE COORDINATED WITH EXISTING COLORS AT THE PROJECT, AS IS REASONABLY DETERMINED BY PROJECT OWNER TO MAINTAIN PROJECT COLOR COMPATIBILITY, AND AS MAY BE REQUIRED BY CHANGES TO SIGNAGE, AWNING OR BANNER COLORS FOR NATIONAL OR REGIONAL TENANTS AS MAY BE IMPLEMENTED ON A COMPANY WIDE BASIS BY THOSE TENANTS, IN ORDER FOR THE SIGNAGE FOR THOSE TENANTS TO REMAIN CONSISTENT FOR PURPOSES OF CORPORATE BRANDING.

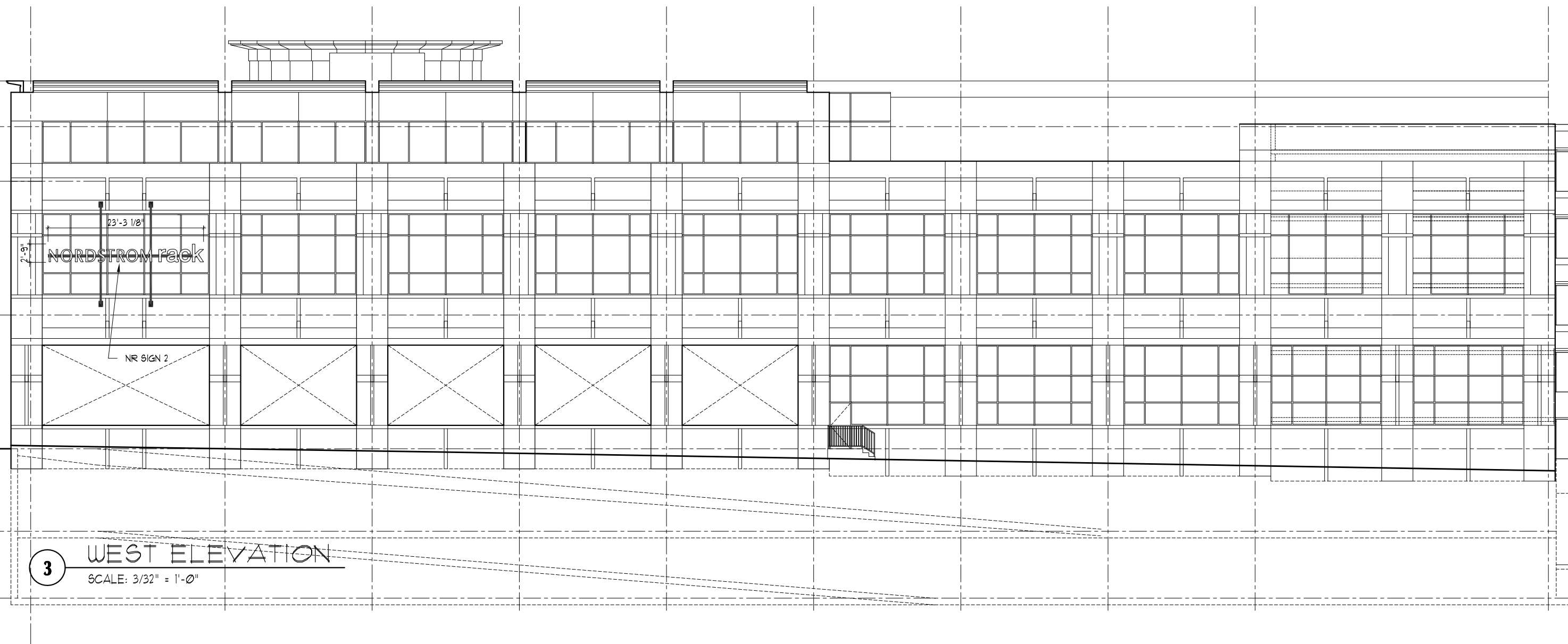


L - EXISTING MONUMENT -
VEHICULAR POINT OF VIEW

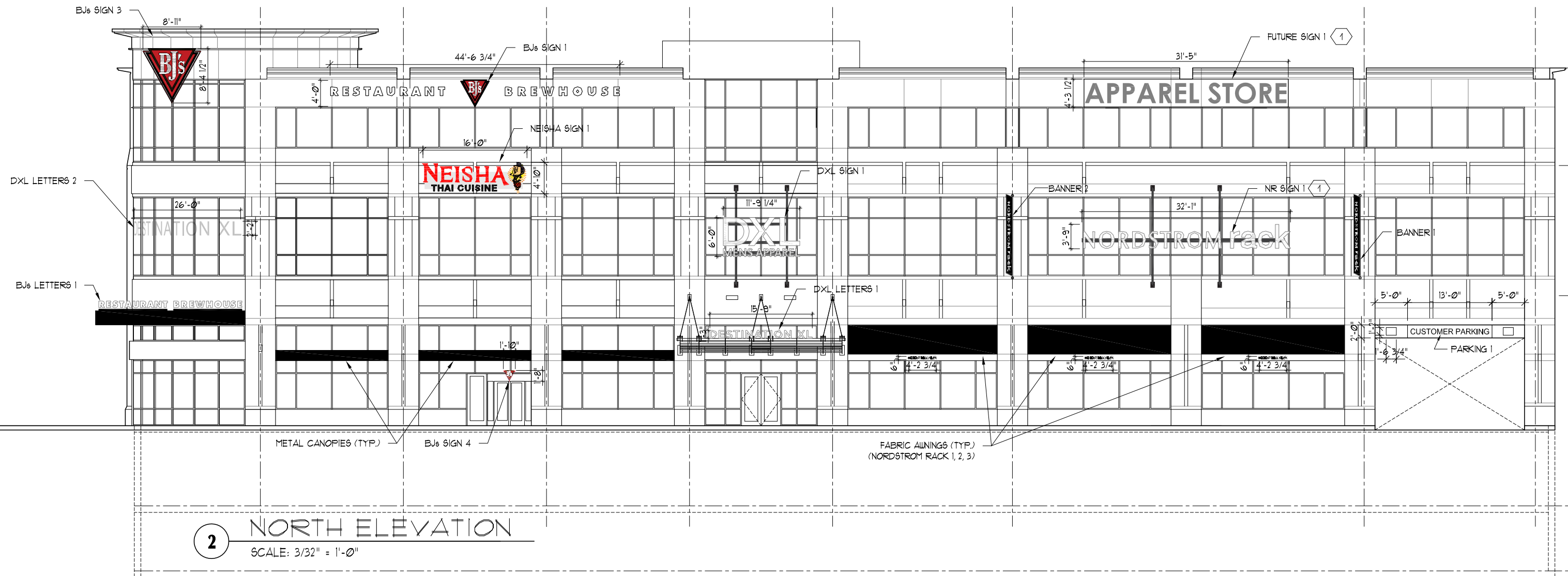


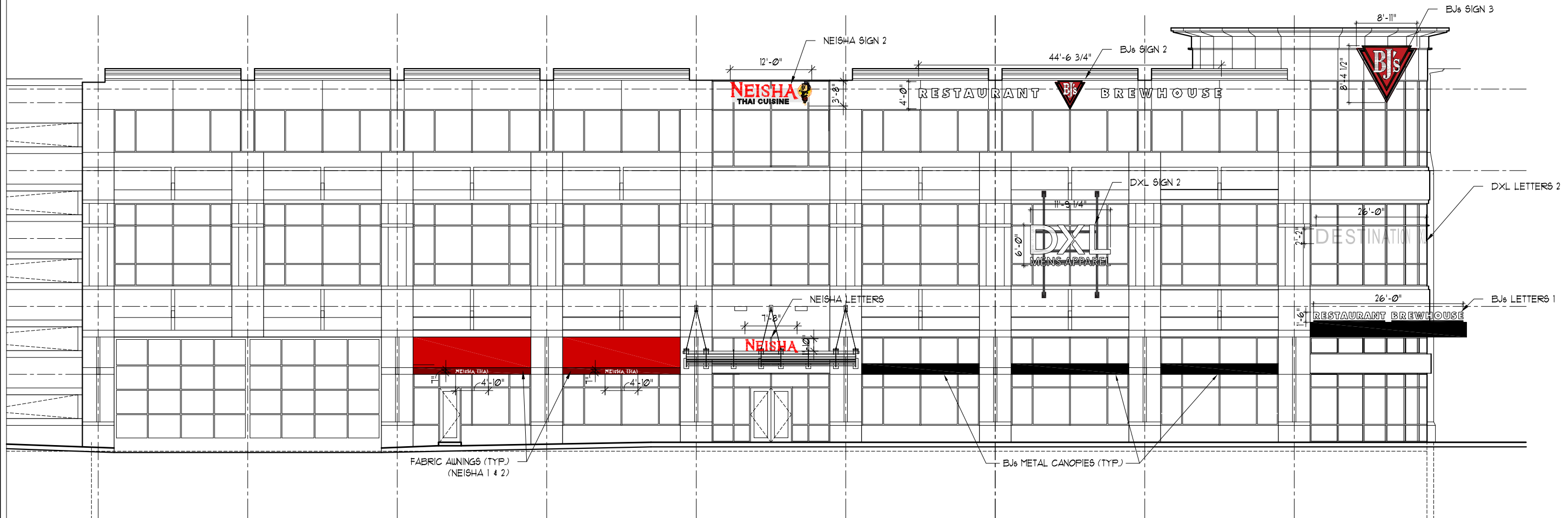
L - PROPOSED MONUMENT -
VEHICULAR POINT OF VIEW

LOCATION	PROPOSED SQUARE FOOTAGE	LOCATION	PROPOSED SQUARE FOOTAGE	LOCATION	PROPOSED SQUARE FOOTAGE
• RETAIL BUILDING / GARAGE		• OFFICE BUILDING		• SITE	
◦ NORDSTROM RACK-WEST ELEVATION		◦ WEST & SW ELEVATION		◦ NORTH ELEVATION (ROUTE 7)	
SIGN 2	63.97 SF	BANK 3	2.7 SF	MONUMENT 1	56.7 SF
TOTAL	63.97 SF	FUTURE SIGN 4	15 SF	MONUMENT 2	56.7 SF
◦ NORDSTROM RACK-NORTH ELEVATION		FUTURE TENANT FABRIC AWNING	5.8 SF	TOTAL	113.4 SF
SIGN 1	103.62 SF	CAPITAL CLOSETS FABRIC AWNINGS	11.7 SF	◦ EAST ELEVATION (OLD GALLOWS)	
BANNERS	64.5 SF	TOTAL	35.2 SF	MONUMENT 3	32.9 SF
FABRIC AWNINGS	6.3 SF	◦ NORTH & NW ELEVATION		TOTAL	32.9 SF
TOTAL	174.44 SF	PALADAR SIGN 2	70.8 SF		
◦ BJs-NORTH ELEVATION		PALADAR SIGN 3	26.5 SF		
SIGN 1	64.14 SF	CHERRY BEKAERT SIGN 1	76.1 SF		
SIGN 4	1.39 SF	PALADAR FABRIC AWNINGS	36.3 SF		
TOTAL	65.53 SF	TOTAL	209.7 SF		
◦ BJs-EAST ELEVATION		◦ EAST & NE ELEVATION			
SIGN 2	64.14 SF	BANK 1	50.0 SF		
SIGN 3 (NE)	32.0 SF	BANK 2	28.0 SF		
LETTERS (NE)	25.0 SF	PALADAR SIGN 1	70.8 SF		
TOTAL	121.14 SF	PALADAR SIGN 4	93.0 SF		
◦ NEISHA-NORTH ELEVATION		COMMAND SIGN 1	37.9 SF		
SIGN 1	77.3 SF	SALON LULLABY SIGN 1	36.5 SF		
TOTAL	77.3 SF	BANK FABRIC AWNINGS	14.4 SF		
◦ NEISHA-EAST ELEVATION		PALADAR FABRIC AWNINGS	21.0 SF		
SIGN 2	44.0 SF	TOTAL	351.6 SF		
LETTERS	14.1 SF	◦ SOUTH ELEVATION			
		NONE	N / A		
FABRIC AWNINGS	5.6 SF				
TOTAL	63.69 SF				
◦ DXL-NORTH ELEVATION					
SIGN 1	70.63 SF				
LETTERS 1	19.69 SF				
TOTAL	90.31 SF				
◦ DXL-EAST ELEVATION					
SIGN 2	70.63 SF				
LETTERS 2 (NE)	19.69 SF				
TOTAL	90.31 SF				
◦ FUTURE SIGNAGE-NORTH ELEVATION					
SIGN 1	134.8 SF				
TOTAL	134.8 SF				
◦ GENERAL-NORTH ELEVATION					
PARKING 1	26.0 SF				
TOTAL	26.0 SF				
◦ GENERAL-EAST ELEVATION (GARAGE)					
PARKING 2 & 3 (6 SF EA.)	12.0 SF				
TOTAL	12.0 SF				
◦ FUTURE SIGNAGE-WEST ELEVATION (GARAGE)					
SIGN 2	36.0 SF				
TOTAL	36.0 SF				
◦ FUTURE SIGNAGE-SOUTH ELEVATION (GARAGE)					
SIGN 3	36.0 SF				
TOTAL	36.0 SF				
• PROPOSED RETAIL TOTALS		• PROPOSED OFFICE TOTALS		• PROPOSED TOTAL SITE SIGNS	
SIGNS	836.67 SF	FABRIC AWNINGS	89.2 SF	3 MONUMENTS	146.3 SF
BANNERS	64.48 SF	OTHER SIGNS	507.3 SF		
FABRIC AWNINGS	12.0 SF	TOTAL	596.6 SF		
LETTERS	78.43 SF				
TOTAL	991.57 SF				
• ALLOWABLE RETAIL		• ALLOWABLE OFFICE		• ALLOWABLE SITE SIGNS	
NORTH ELEVATION	219'-0" LF	EAST ELEVATION	207'-0" LF	2 MONUMENTS	80.0 SF
15 X 1 LF	15 SF	15 X 1 LF (for the first 100')	150 SF		
ALLOWABLE	328.50 SF	10 X 1 LF (for the remainder)	107 SF		
		ALLOWABLE	257'-0"		
• CURRENTLY APPROVED RETAIL		• CURRENTLY APPROVED OFFICE		• CURRENTLY APPROVED SITE SIGNS	
NR SIGN (EXTERIOR)	162.4 SF	FABRIC AWNINGS	40.7 SF	3 MONUMENTS	98.7 SF
BANNERS	285.4 SF	OTHER SIGNS	237.7 SF		
FABRIC AWNINGS	37.5 SF	TOTAL	278.4 SF		
OTHER SIGNS (BORDERS & PARKING)	182.7 SF				
TOTAL	668.0 SF				

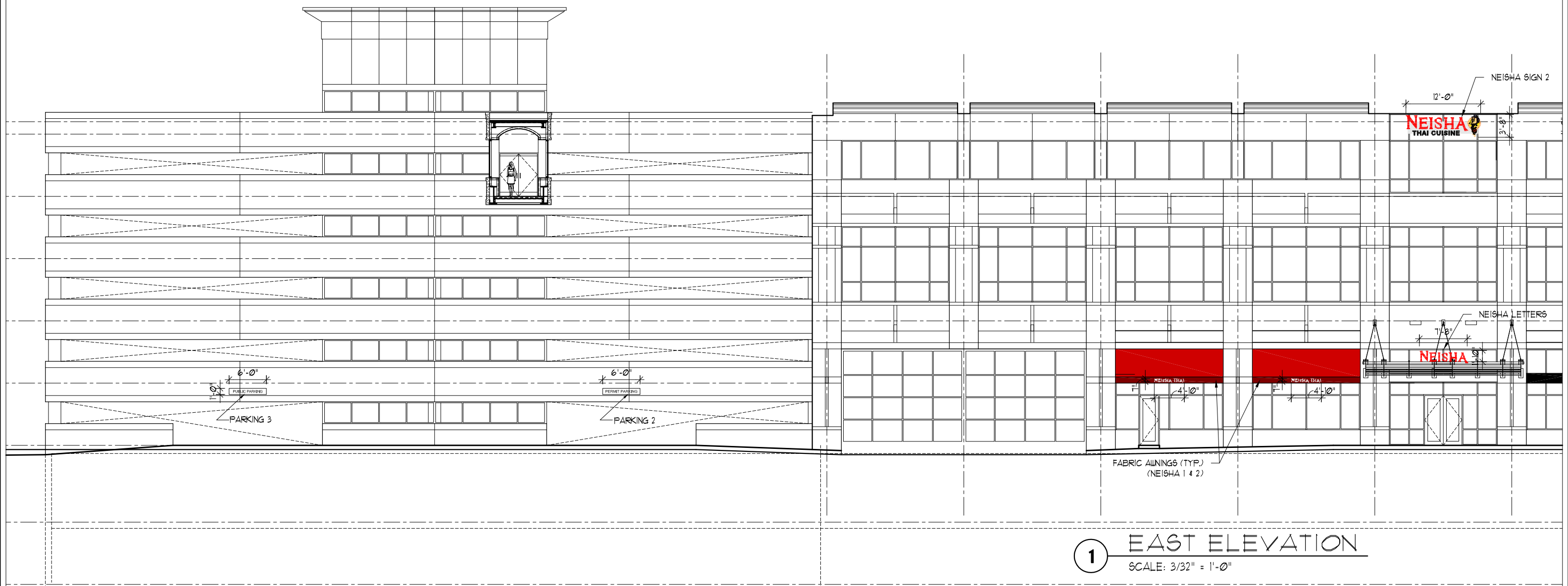


8027 LEESBURG PIKE / 1934 OLD GALLOWS ROAD
 "TYSON'S ROCKS"
 REVISED ON 06.19.13

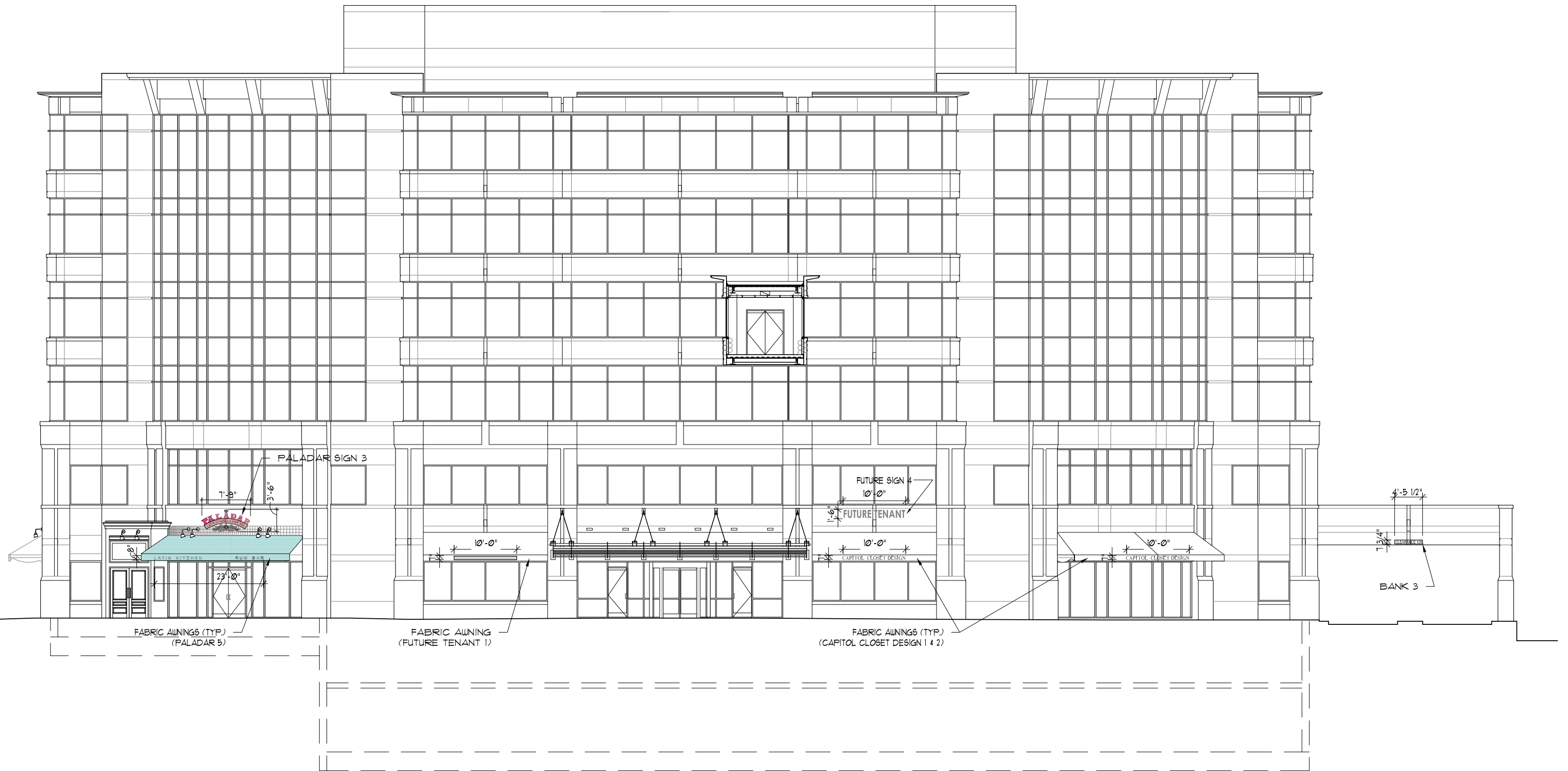




1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

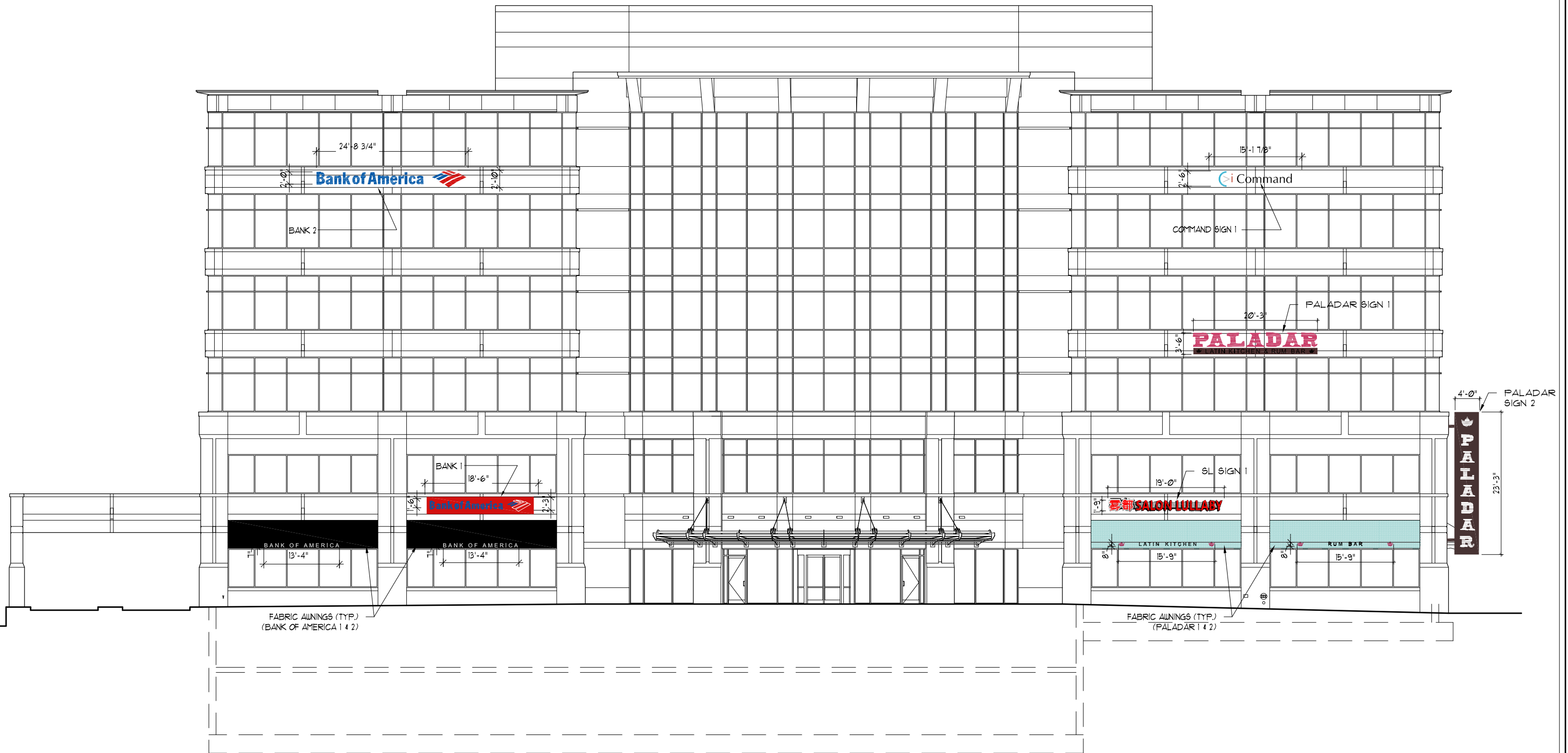


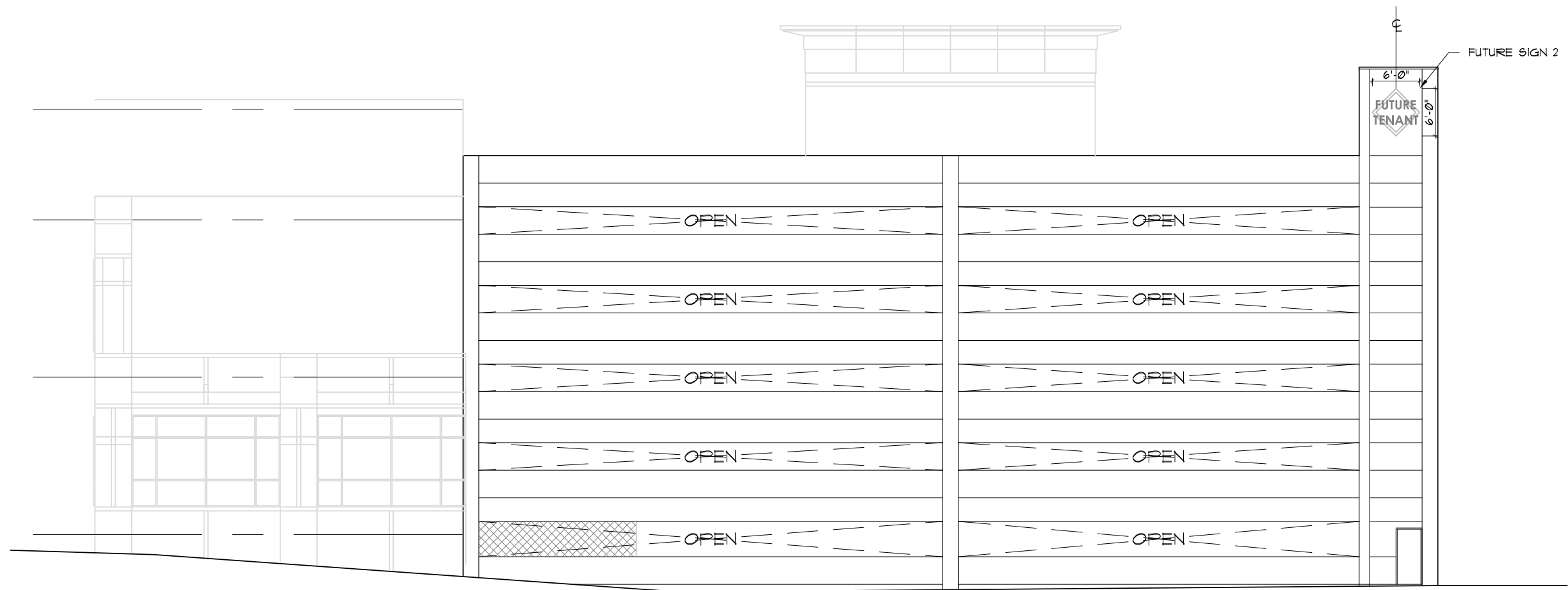
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

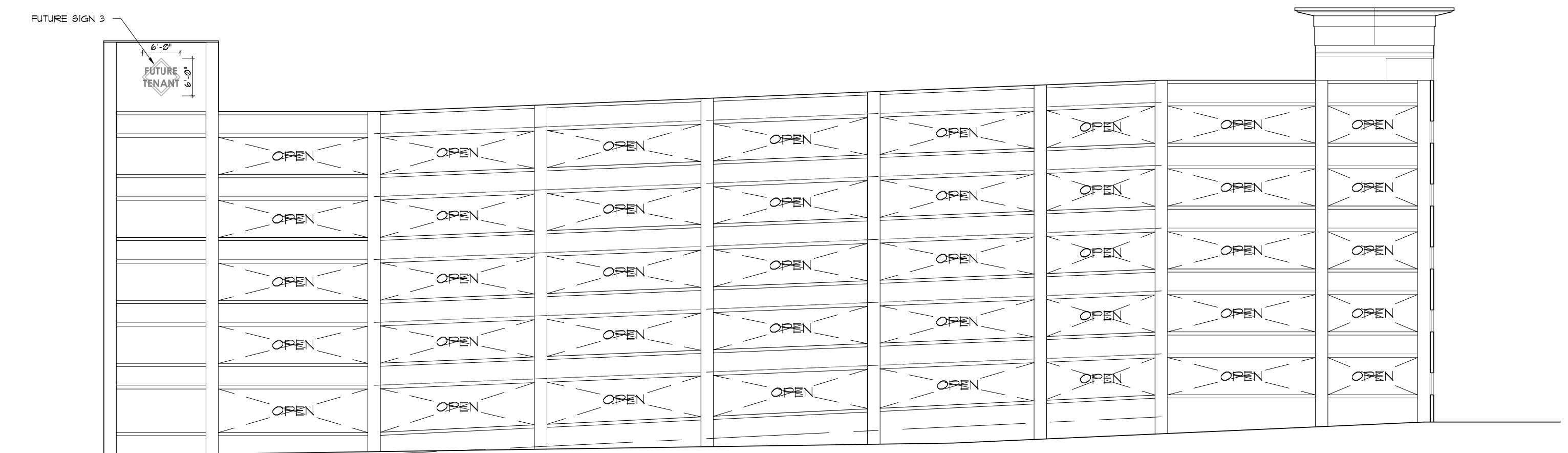


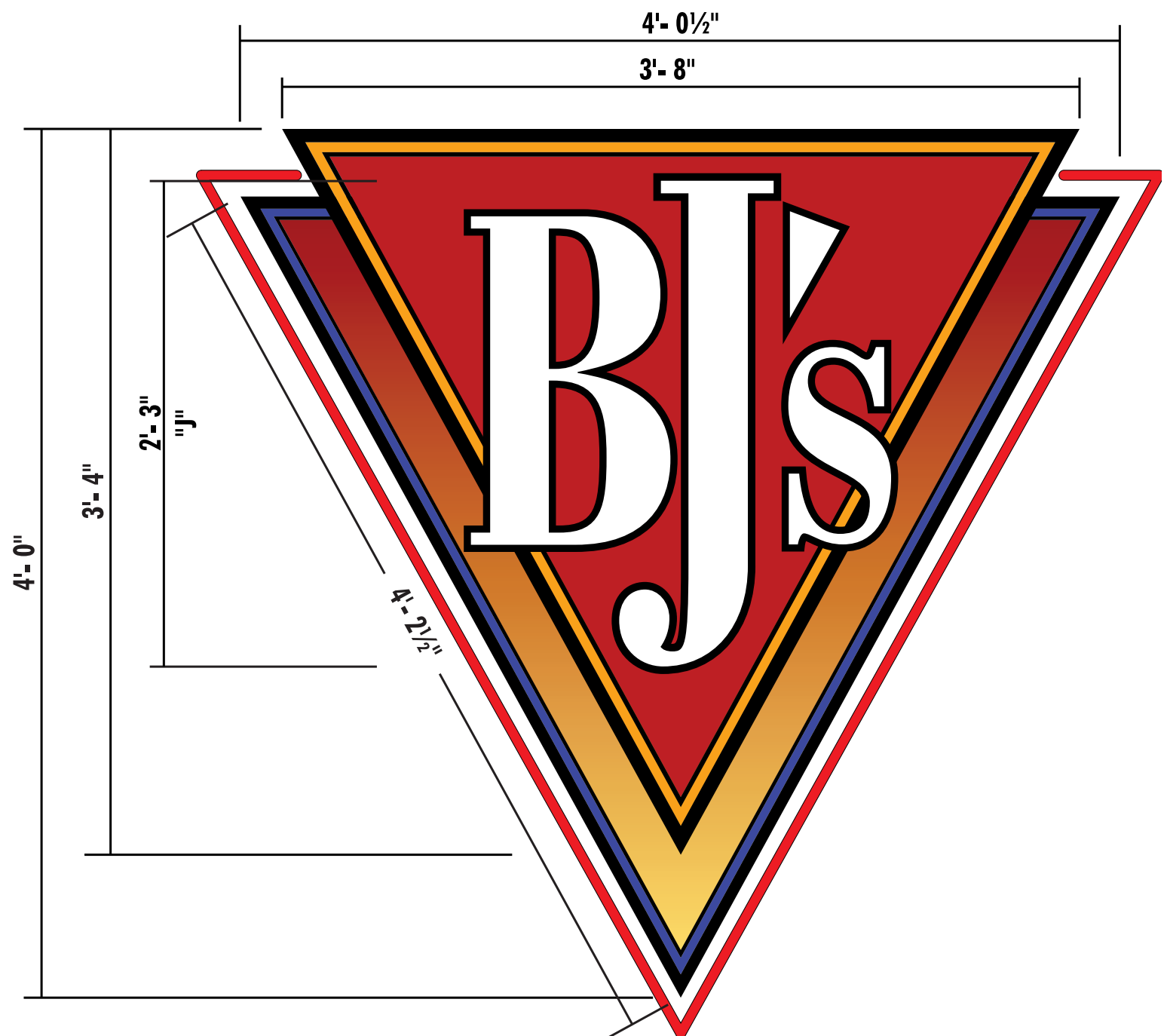
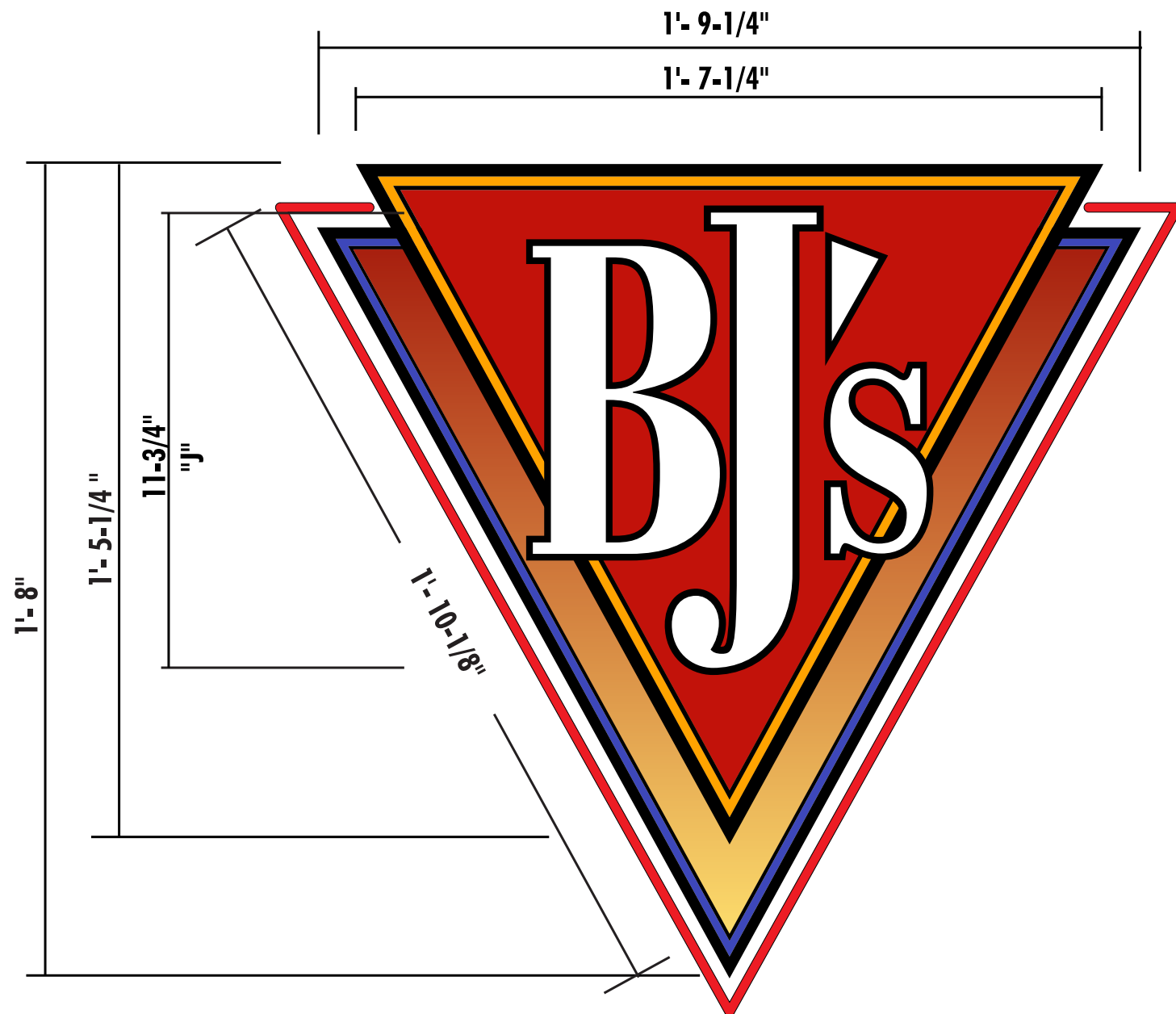


8027 LEESBURG PIKE / 1934 OLD GALLOWS ROAD
 "TYSON'S ROCKS"
 REVISED ON 06.19.13







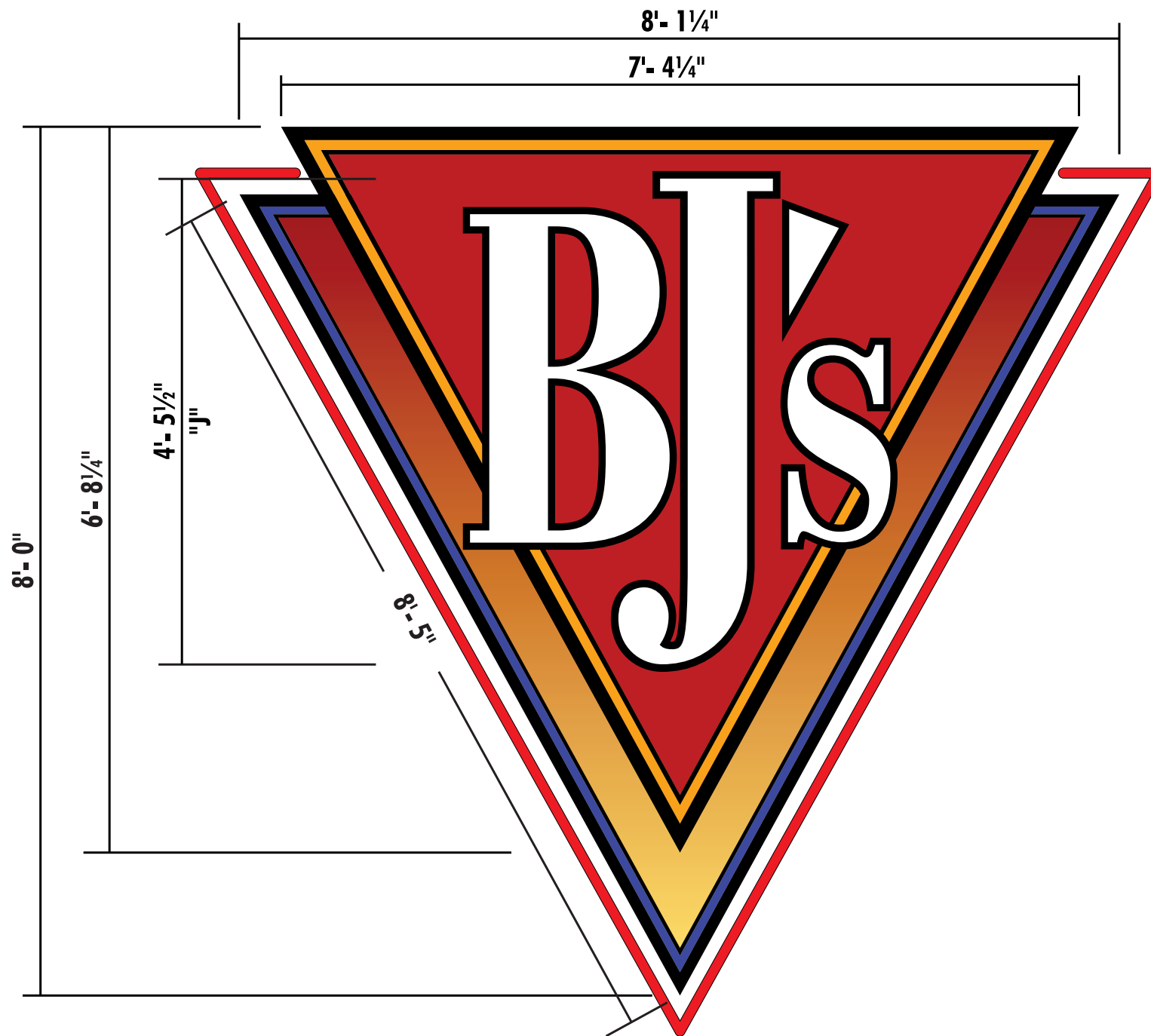


BJ-CL-20 CUSTOM BJ'S LOGO w/SLOAN ColorLINE
 Qty: Make One [1]
 (BJs SIGN 4)

SCALE: 3" = 1'-0"
 SIGN AREA: 1.39 SQ. FT.

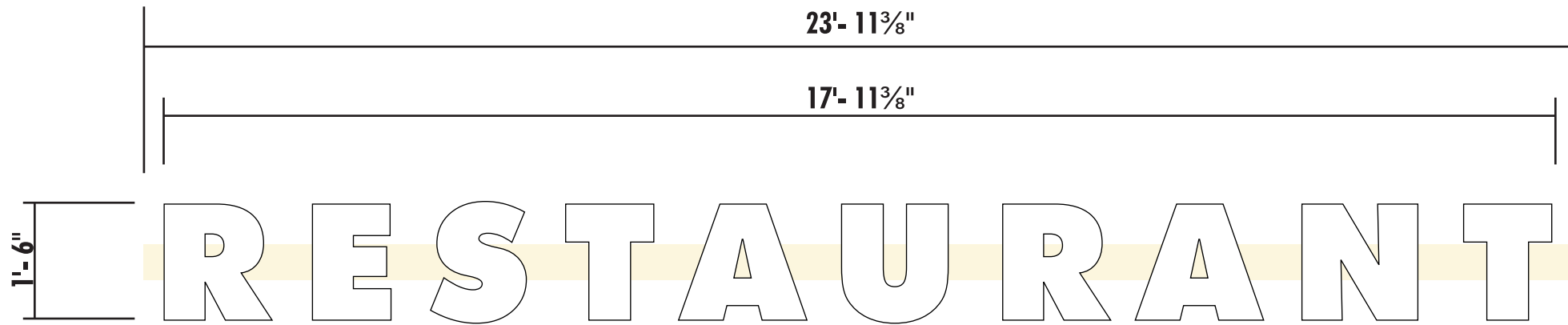
BJ-CL-48 CUSTOM BJ'S LOGO w/SLOAN ColorLINE
 Qty: Make Two [2]
 (BJs SIGN 1&2)

SCALE: 1 1/2" = 1'-0"
 SIGN AREA: 8.0 SQ. FT.



BJ-CL-96 CUSTOM BJ'S LOGO w/SLOAN ColorLINE
(BJs SIGN 3)

SCALE: $\frac{3}{4}" = 1'-0"$
SIGN AREA: 32.00 SQ. FT.



BJ-R-18

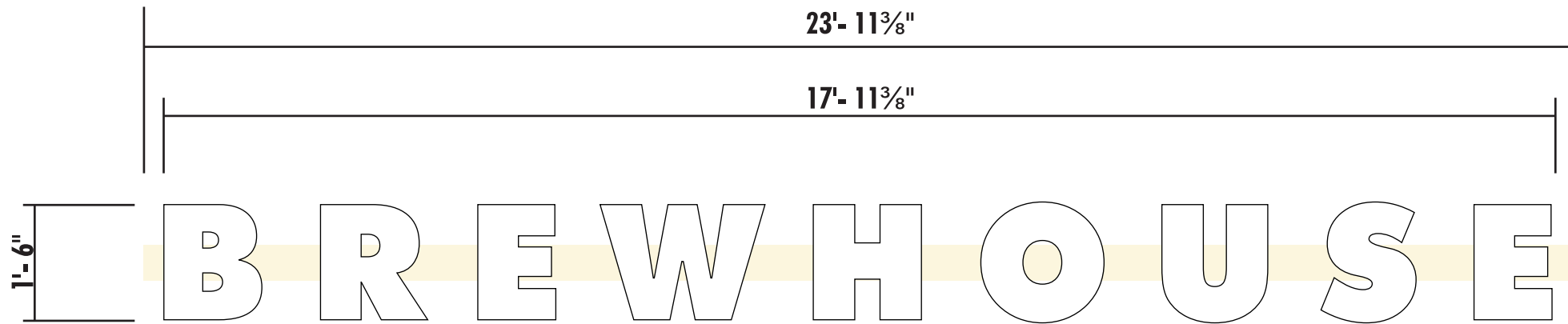
INTERNALLY ILLUMINATED "RESTAURANT" LETTERS ON RACEWAY MOUNTED ON WALL

SCALE: 1/2" = 1'- 0"

Qty: FABRICATE TWO [2]

SIGN AREA: 28.07 SQ. FT.

(BJs SIGNS 1&2)



BJ-B-18

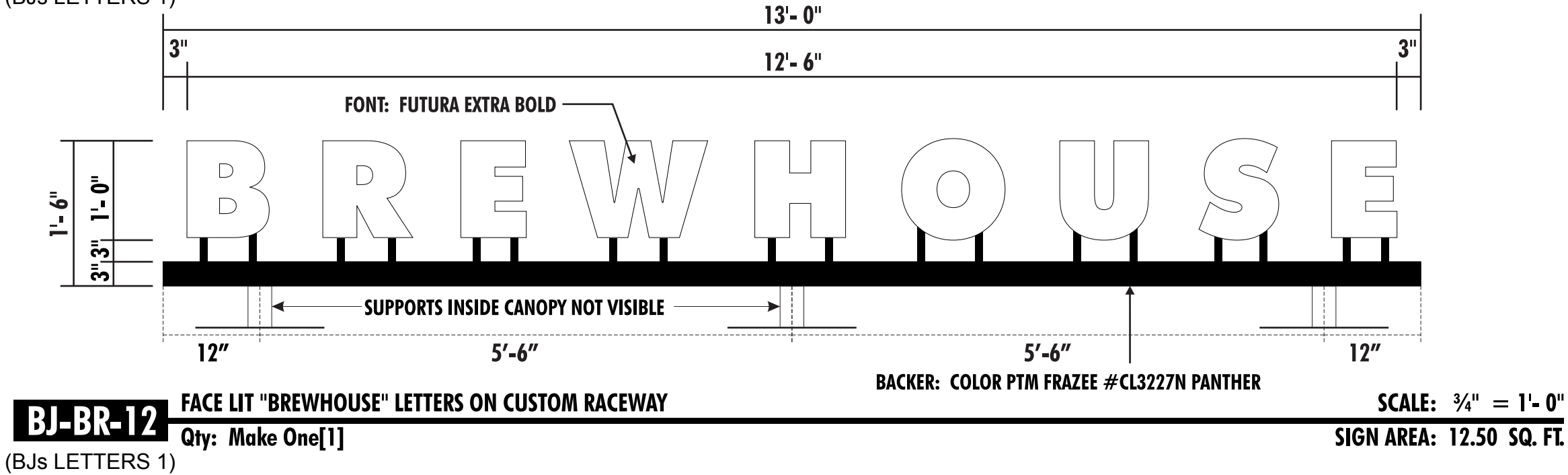
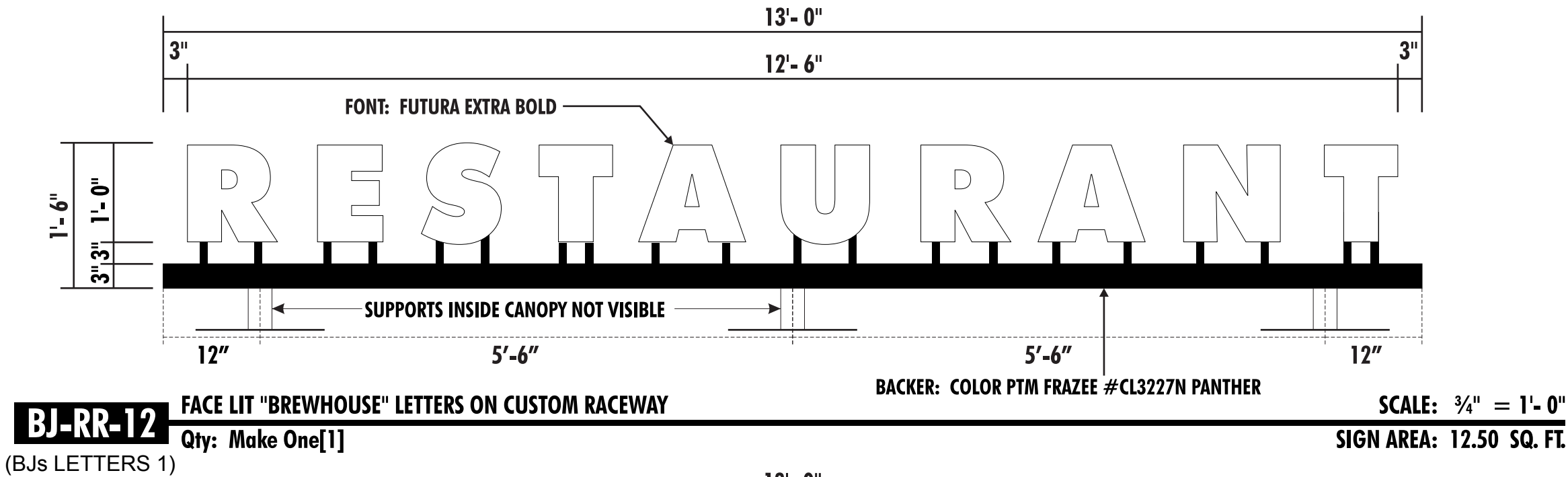
INTERNALLY ILLUMINATED "BREWHOUSE" LETTERS ON RACEWAY MOUNTED ON WALL

SCALE: 1/2" = 1'- 0"

Qty: FABRICATE TWO [2]

SIGN AREA: 28.07 SQ. FT.

(BJs SIGNS 1&2)



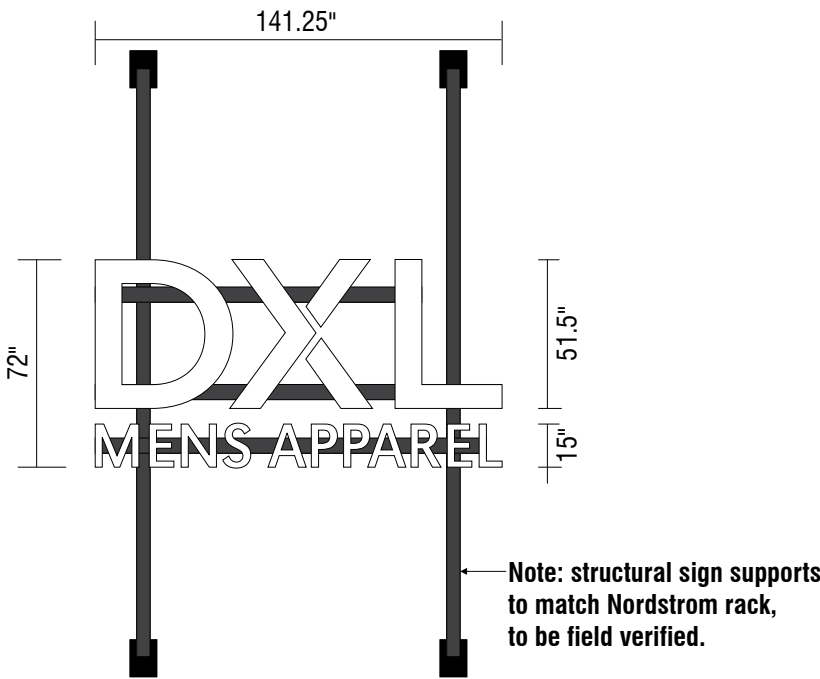
Sign 1 (DXL SIGN 1)

Manufacture and Install by Tenant Sign Contractor

(1) set of LED illuminated channel letters on a raceway with structural sign supports.

Scale: 3/16"=1'

Sq Ft: 122



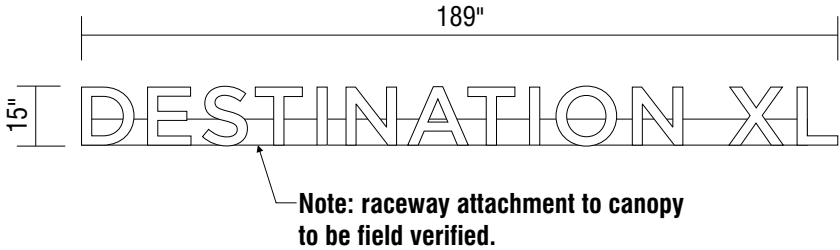
Sign 2 (DXL LETTERS 1)

Manufacture and Install by Tenant Sign Contractor

(1) set of LED illuminated channel letters on a raceway for canopy.

Scale: 1/4"=1'

Sq Ft: 19.69



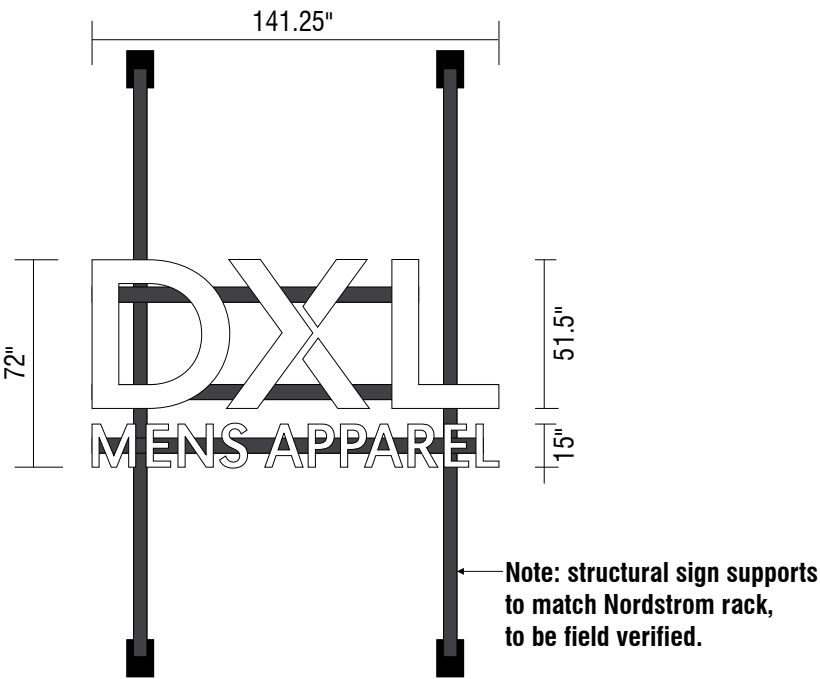
Sign 3 (DXL SIGN 2)

Manufacture and Install by Tenant Sign Contractor

(1) set of LED illuminated channel letters on a raceway with structural sign supports.

Scale: 3/16"=1'

Sq Ft: 122



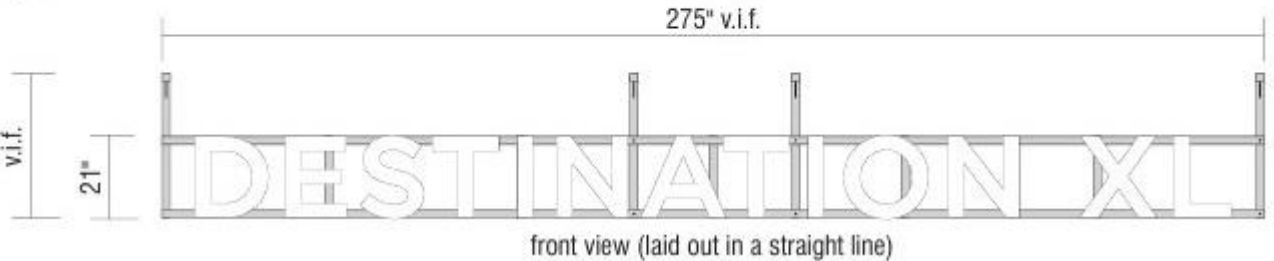
Interior Sign (DXL LETTERS 2)

Manufacture and Install by Tenant Sign Contractor

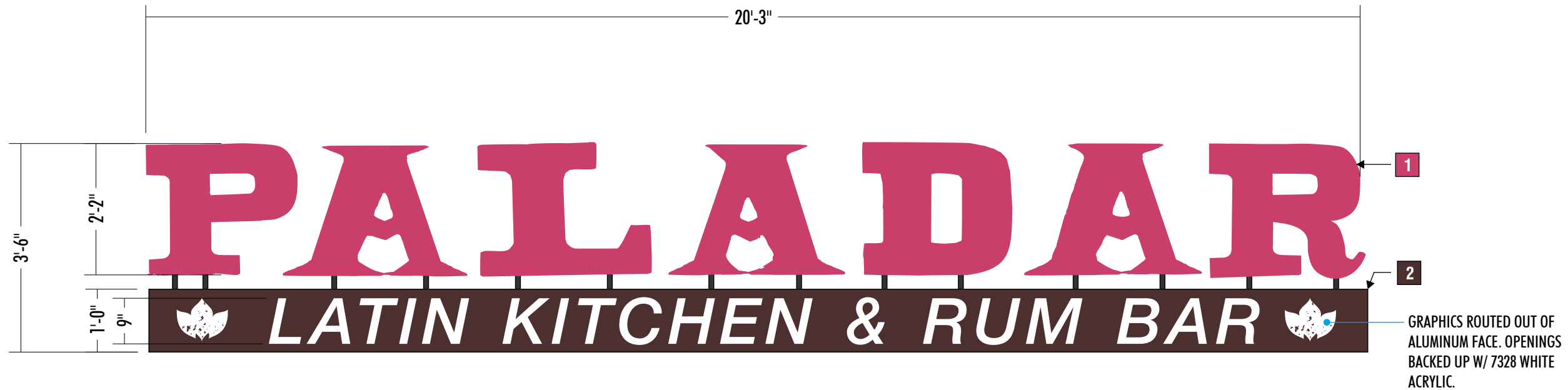
(1) set of NEON illuminated channel letters on a aluminum construct curved structural support.

Scale: 1/4"=1'

Sq Ft: 19.69



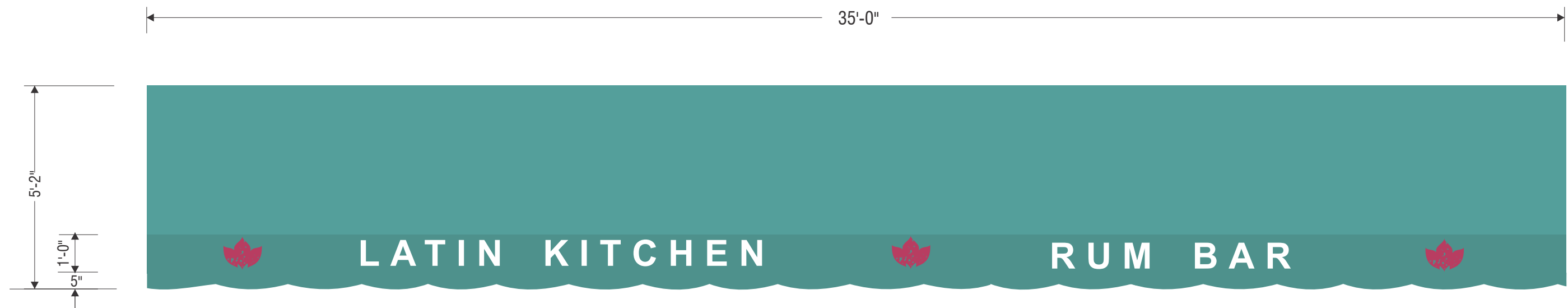




A INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT | TWO(2) SETS REQ'D (PALADAR SIGNS 1&2)

scale 1/2" = 1'-0"

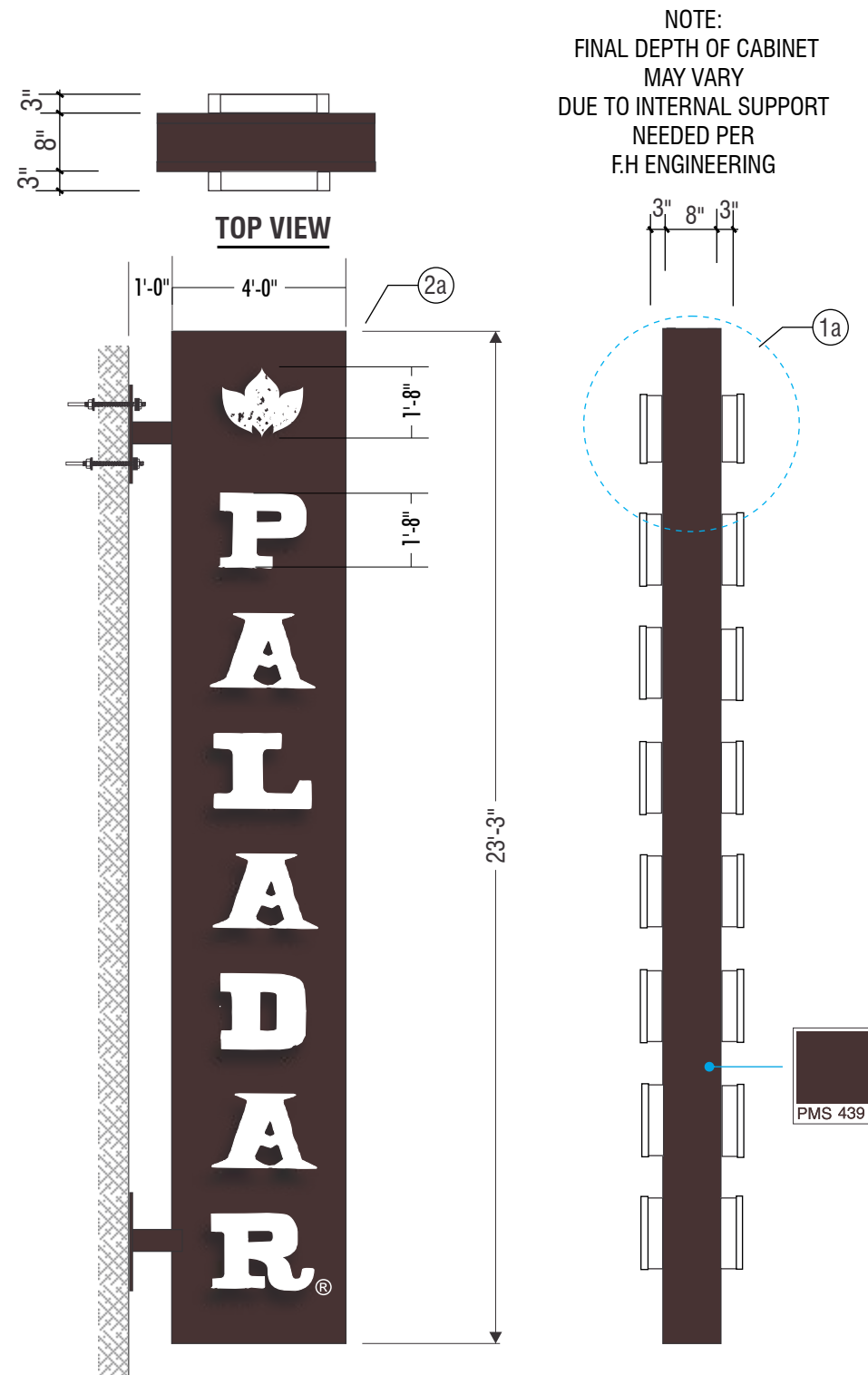
70.8 SQ.FT. EACH SET



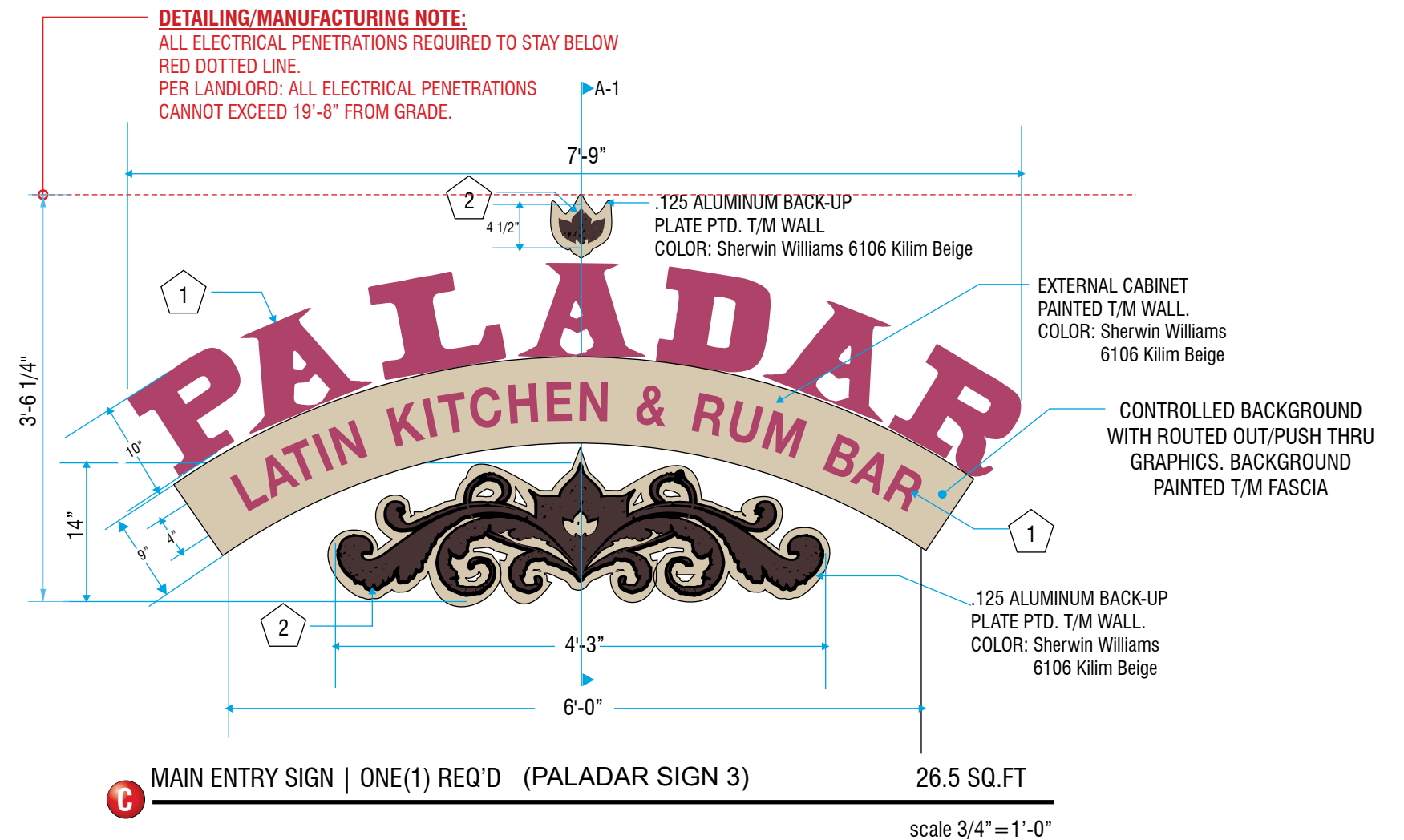
NOTE: AWNING TO FOLLOW CURVE OF BUILDING. AWNING WILL BE BUILT ON RADIUS. FIELD SURVEY / RUBBING REQUIRED.

E CANVAS AWNING LAYOUT | ONE (1) REQ'D (PALADAR FABRIC AWNING 5)

scale 3/8" = 1'-0"

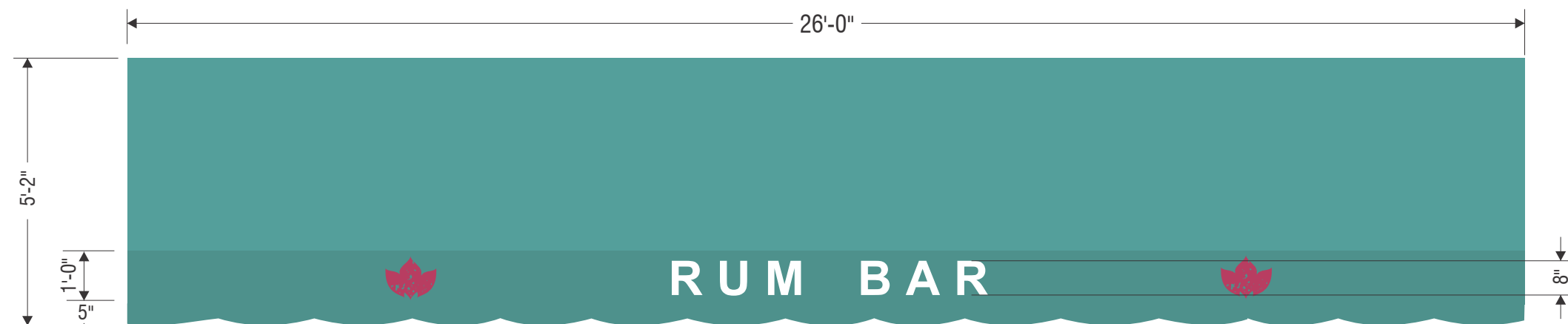


B DOUBLE FACED BLADE SIGN ELEVATION | ONE(1) REQ' (PALADAR SIGN 4)
scale 1/4"=1'-0"





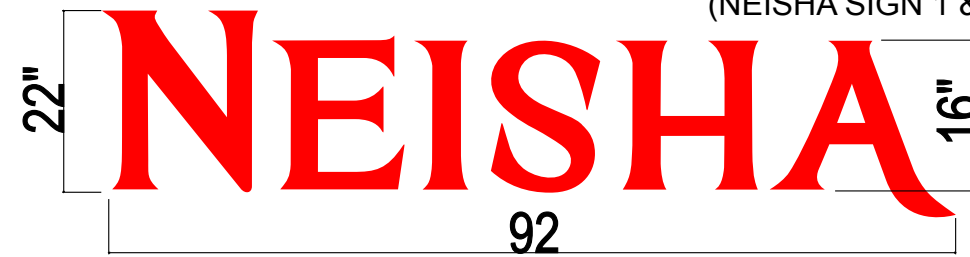
D1 D3 TWO(2) REQ'D



D2 D4 TWO(2) REQ'D

D CANVAS AWNING LAYOUT | FOUR (4) REQ'D (PALADAR FABRIC AWNINGS 1, 2, 3, & 4)

scale 3/8" = 1'-0"



CANOPY SIGN
All Buiding Signs are Standard Channel Letters Typ.
(NEISHA LETTERS 1)



TWO SETS OF AWNING, RED SUNBRELLA FABRIC
(NEISHA FABRIC AWNINGS 1&2)

PROPOSED DEVELOPMENT CONDITIONS

CSPA 1999-PR-060

February 23, 2005

If it is the intent of the Planning Commission to approve CSPA 1999-PR-060 to amend the previously approved Comprehensive Sign Plan to allow an increase in sign area and the relocation of two signs for property located at Tax Map 39-2 ((01)) 7 and 39-2 ((15)) 9, 11 and 30 pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the approval be subject to the following development conditions (the conditions marked with an * have been carried forward from the previous approval):

1. *This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This Comprehensive Sign Plan prepared by Bignell Watkins Hasser Architects P. A., revised February 17, 2005, is approved only for the signs indicated on the Comprehensive Sign Plan approved with the application. The Comprehensive Sign Plan consists of two parts within the same booklet; one part includes the previously approved sign plan changed to reflect the proposed amended signs and was prepared by Bignell Watkins Hasser Architects; the second part addresses the changed signs only and was prepared by Image Works. The sheets prepared by Bignell Watkins Hasser Architects are numbered 1-11 not including the cover sheet identified below; the sheets prepared by Image Works are identified as Exhibits 1 through 6. Those signs allowed by Article 12-103 are also permitted, as qualified by these development conditions.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the project manager stating that the proposed sign has been reviewed by the project manager for consistency and that the proposed is consistent with the approved Comprehensive Sign Plan.
4. *On the retail building, the color of the banners and the color of the awning for a single tenant shall be the same color. For example, the color shown for Borders banners and awnings is black with white lettering. Banners shall be limited to the retail building.

5. *The colors of the awnings within the application property shall be limited to five. Each awning shall be one color, except for the lettering on these awnings. The lettering shall be limited to black or white lettering, with the exception of Bertucci's. Bertucci's shall have five burgundy awnings with gold lettering and one gold awning with burgundy lettering. However, the colors and text of the banners and the awnings may be changed with a shift in tenant or tenant signage, provided the maximum number of colors for the awnings does not exceed five.
6. *There shall be no corporate logos placed on the banner signs or on awning signs. In no case shall a banner sign exceed 36.8 square feet in size. In no case shall the lettering on an awning sign exceed 7 inches in height or the area of an awning sign exceed 7.8 square feet.
7. *The text of the building mounted signs identified as "Hallow 1 and 2" may be changed; however, in no instance shall the size of each of these signs exceed 60 square feet in size. The text of the signs labeled "Future Office Tenant" 1 and 2 may be changed; however, in no instance shall the size of each sign exceed 50 square feet in size.
8. *The text of the building mounted signs labeled "Bertucci's 1" and "Bertucci's 2" may be changed to reflect a new tenant; however, in no instance shall the size of each of these signs exceed 30 square feet.
9. *The text of the signs labeled "Borders Letters 1" and "Borders Letters 2" may be changed to reflect a new tenant; however, in no instance shall the size of each of these signs exceed 20 square feet.
10. *No building mounted signage, except for the banners and the Borders signs located on the canopies, shall project more than three (3) feet from the building face. The banners shall be no more than two feet, ten inches wide. The "Borders Letters" signs located on the canopies shall not extend beyond the vertical plane established by the outer edge of the canopy.
11. *The banners shall be replaced or removed when they become tattered or are faded.
12. *Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
13. *The three freestanding signs shall be limited to no more than four sign panels per sign face.
14. *All signage lighting shall be internal or directed downward.

15. *Any existing signs that are inconsistent with this sign plan shall be removed prior to the issuance of any sign permits pursuant to this sign plan.
16. The existing Best Buy "Hallow" sign located near the top of the north face of the retail building shall be removed.
17. The cabinets for the Best Buy "Ticket" signs to be located on the outside of the west and north faces of the retail building shall be no more than five (5) inches in depth and the exterior of the rear part of the sign cabinet shall be no more than three (3) inches from the window mullions. The existing Best Buy "Ticket" signs on the interior of the retail building shall be removed as part of the installation of the new "Ticket" signs.
18. Pictorial displays, such as posters, may be placed in the second story windows of the Best Buy Store. Such displays shall not include written words, brand names or logos, and shall be no more than 48 inches by 72 inches in size.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.

8027 LEEBURG PIKE

COMPREHENSIVE SIGNAGE PLAN
REVISED 01.31.05



Regell
Wahlburg
Hassler
ARCHITECTS P.A.

RECEIVED
Department of Planning & Zoning
JAN 31 2005
Zoning Evaluation Division

Revision Narrative

Page 2:

*Revised Image "E" to illustrate facade on Old Gallows Road

Page 3:

*Relocated BEST BUY signage tag to exterior-signage to be 5" deep (See Exhibit 7)

Page 4:

*Revised Monuments 1, 2, and 3 per Image Work rendering, see Exhibit 3

*Revised BERTUCCT'S fabric awning text dimensions and areas

*Revised BEST BUY's fabric awning text dimensions and areas, see Exhibit 4 and 5

*Revised BORDERS' fabric awning dimensions and areas, see Exhibit 4 and 5

*Included new CAPITOL CLOSET DESIGN fabric awning dimensions

*Revised Parking 1, 2 and 3 signage dimensions and areas, see Exhibit 1 and 2

*Included new CAPITOL CLOSET DESIGN awning elevation, see Exhibit 6

*Revised Area calculations

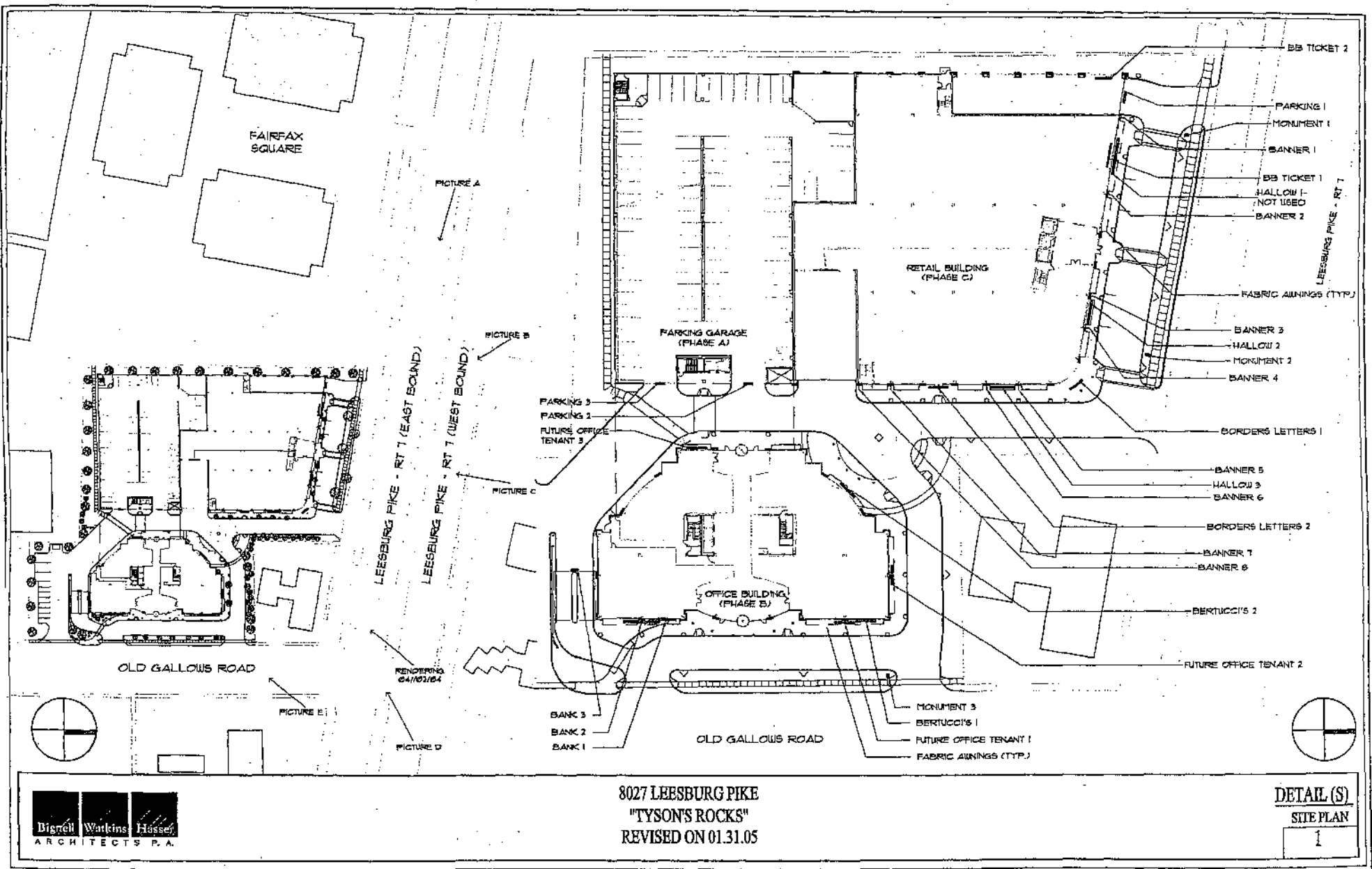
Page 5:

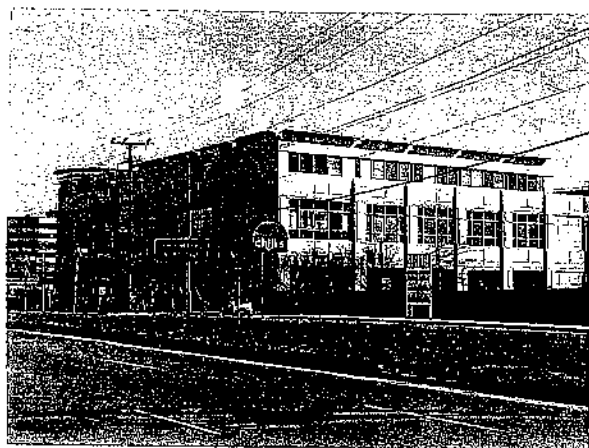
*Relocated BEST BUY signage tag to exterior

Pages 6 through 11:

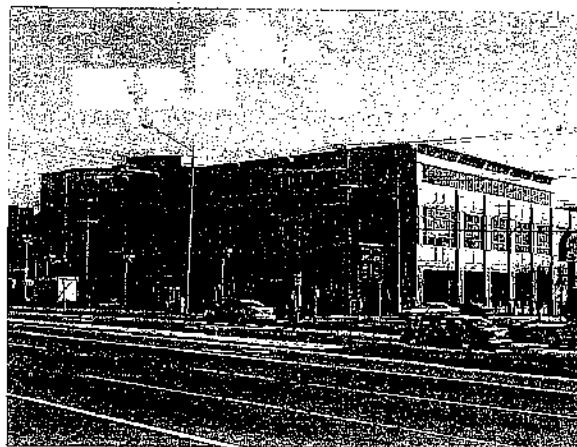
*Relocated and modified all dimensions per Page 4

*Remove Best Buy channel letters (Hallow 1)





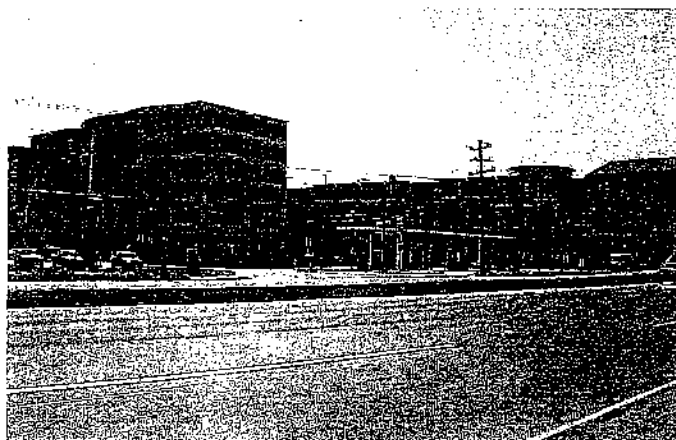
A



B



C



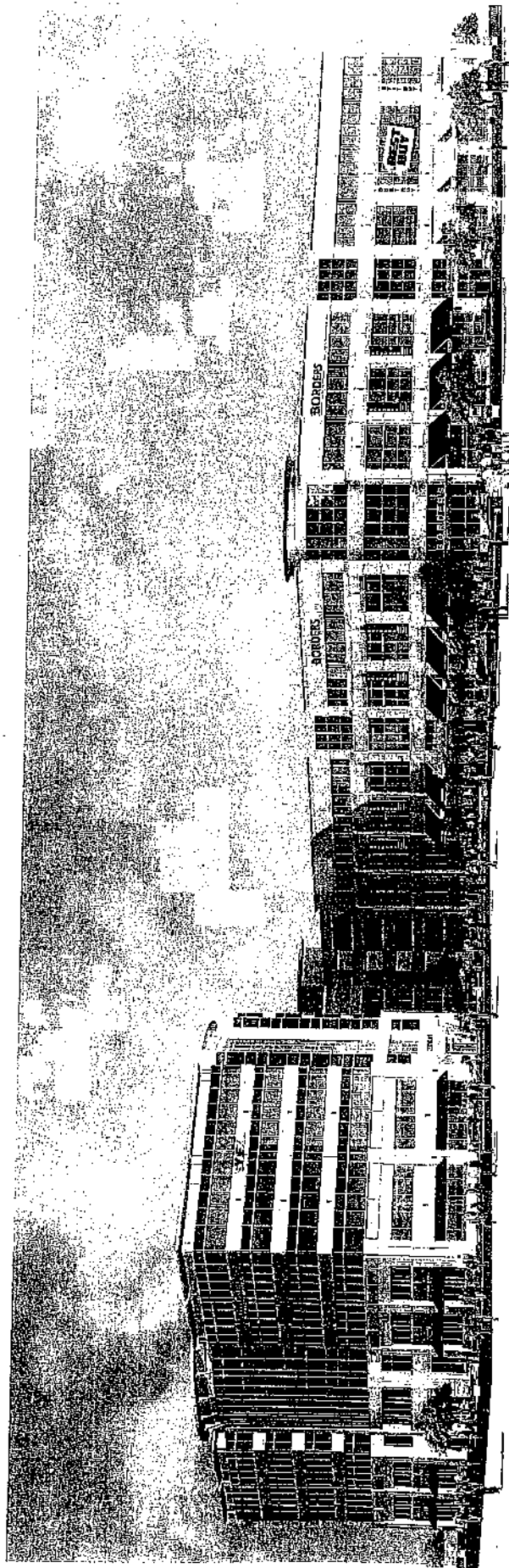
D



E

SITE PICTURES 01.31.05

Bignell Watkins Hasser
ARCHITECTS P.A.



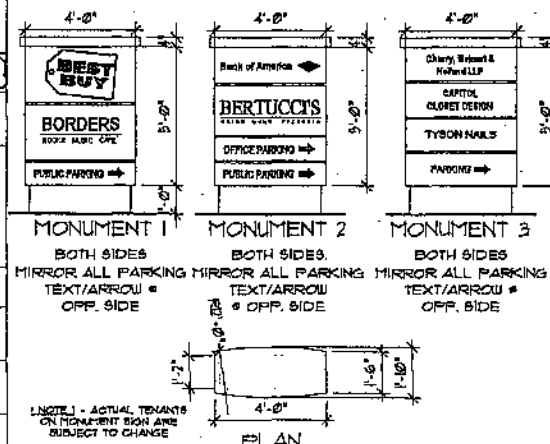
8027 LEESBURG PIKE

Dignell Wilkins Hasser
ARCHITECTS P.A.
REVISED 01/31/05

NAME OF SIGN	LOCATION	TYPE OF SIGN	DIMENSIONS	AREA	TYPE OF SIGN
B&B TICKET 1 B&B TICKET 2	RETAIL - NORTH - 2ND FL. RETAIL - WEST - 2ND FL.	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	2'-0" x 3'-0" 2'-0" x 4'-0"	14.3 SF 14.3 SF	3" DEEP, EXTERIOR SURFACE MOUNT 3" DEEP, EXTERIOR SURFACE MOUNT
BANK 1 BANK 2 BANK 3	OFFICE - EAST - 1ST FL. OFFICE - EAST - 1ST FL. OFFICE - WEST - DRIVE THRU	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD ALUMINUM PLACAGE	15'-0" x 7'-0" 12'-0" x 3'-0" x 2'-0" 4'-0" x 12' x 7' 3/4"	105.0 SF 20.0 SF 32.1 SF	- - -
BANNER 1 BANNER 2 BANNER 3 BANNER 4 BANNER 5 BANNER 6 BANNER 7 BANNER 8	RETAIL - NORTH - 2ND FL. RETAIL - NORTH - 2ND FL. RETAIL - NORTH - 2ND FL. RETAIL - NORTH - 2ND FL. RETAIL - EAST - 2ND FL. RETAIL - EAST - 2ND FL. RETAIL - EAST - 2ND FL. RETAIL - EAST - 2ND FL.	ALUMINUM ANHIS - FABRIC ALUMINUM ANHIS - FABRIC ALUMINUM ANHIS - FABRIC ALUMINUM ANHIS - FABRIC ALUMINUM ANHIS - FABRIC ALUMINUM ANHIS - FABRIC ALUMINUM ANHIS - FABRIC ALUMINUM ANHIS - FABRIC	2'-10" x 13'-0" 2'-10" x 13'-0" 2'-10" x 13'-0" 2'-10" x 13'-0" 2'-10" x 13'-0" 2'-10" x 13'-0" 2'-10" x 13'-0" 2'-10" x 13'-0"	36.0 SF 36.0 SF 36.0 SF 36.0 SF 36.0 SF 36.0 SF 36.0 SF 36.0 SF	- - - - - - - -
BERTUCCI'S 1 BERTUCCI'S 2	OFFICE - EAST - 1ST FL. OFFICE - NW - 1ST FL.	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	13'-0" 1/2" x 7'-0" 3/4" 13'-0" 1/2" x 7'-0" 3/4"	21.0 SF 21.0 SF	- -
BORDERS LETTERS 1 BORDERS LETTERS 2	RETAIL - NE - 1ST FL. RETAIL - EAST - 1ST FL.	ALUMINUM LETTERS FREE STANDING ALUMINUM LETTERS FREE STANDING	5'-1" 1/2" x 7'-0" 5'-1" 1/2" x 7'-0"	14.5 SF 14.5 SF	ALUMINUM FINISH - ON CANOPY ALUMINUM FINISH - ON CANOPY
FABRIC AWNINGS BANK OF AMERICA 1 BANK OF AMERICA 2	OFFICE - EAST - 1ST FL. OFFICE - EAST - 1ST FL.	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	12'-0" x 7' 12'-0" x 7'	12.0 SF 12.0 SF	SEE NOTE 2 FOR FUTURE PREVISIONS
FABRIC AWNINGS BORTUCCI'S 1 BORTUCCI'S 2 BORTUCCI'S 3 BORTUCCI'S 4 BORTUCCI'S 5 BORTUCCI'S 6 BORTUCCI'S 7	OFFICE - EAST - 1ST FL. OFFICE - EAST - 1ST FL. OFFICE - NORTH - 1ST FL. OFFICE - NORTH - 1ST FL. OFFICE - NW - 1ST FL. OFFICE - NW - 1ST FL. OFFICE - WEST - 1ST FL.	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	5'-1" x 3' 5'-1" x 3' 5'-1" x 3' 5'-1" x 3' 5'-1" x 3' 5'-1" x 3' 5'-1" x 3'	21.0 SF 21.0 SF 21.0 SF 21.0 SF 21.0 SF 21.0 SF 21.0 SF	SEE NOTE 2 FOR FUTURE PREVISIONS - - - - - - -
FABRIC AWNINGS BEST BUY 1 BEST BUY 2 BEST BUY 3	RETAIL - NORTH - 1ST FL. RETAIL - NORTH - 1ST FL. RETAIL - NORTH - 1ST FL.	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	5'-10" x 7' 5'-10" x 7' 5'-10" x 7'	5.11 SF 5.11 SF 5.11 SF	SEE NOTE 2 FOR FUTURE PREVISIONS - -
FABRIC AWNINGS BORDERS 1 BORDERS 2 BORDERS 3 BORDERS 4 BORDERS 5 BORDERS 6 BORDERS 7 BORDERS 8	RETAIL - NORTH - 1ST FL. RETAIL - NORTH - 1ST FL. RETAIL - NORTH - 1ST FL. RETAIL - EAST - 1ST FL. RETAIL - EAST - 1ST FL. RETAIL - EAST - 1ST FL. RETAIL - EAST - 1ST FL. RETAIL - EAST - 1ST FL.	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	7'-4" x 6'-0" 7'-4" x 6'-0" 7'-4" x 6'-0" 7'-4" x 6'-0" 7'-4" x 6'-0" 7'-4" x 6'-0" 7'-4" x 6'-0" 7'-4" x 6'-0"	3.5 SF 3.5 SF 3.5 SF 3.5 SF 3.5 SF 3.5 SF 3.5 SF 3.5 SF	SEE NOTE 2 FOR FUTURE PREVISIONS - - - - - - - -
FABRIC AWNINGS CAPITOL CLOSET DESIGN 1 CAPITOL CLOSET DESIGN 2	OFFICE - WEST - 1ST FL. OFFICE - NW - 1ST FL.	ALUMINUM FRAME - FABRIC ALUMINUM FRAME - FABRIC	10'-0" x 7' 10'-0" x 7'	3.0 SF 3.0 SF	SEE NOTE 2 FOR FUTURE PREVISIONS -
FUTURE OFFICE TENANT 1 FUTURE OFFICE TENANT 2 FUTURE OFFICE TENANT 3	OFFICE - EAST - 3TH FL. OFFICE - NORTH - 3TH FL. OFFICE - WEST - 1ST FL.	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	5'-1" 1/2" x 7'-0" 20'-0" x 2'-0" 10'-0" x 7'-0"	29.0 SF 90.0 SF 50.0 SF	"ANYHOW" MAX SIZE -
HALLWAY 1 - NOT USED HALLWAY 2 HALLWAY 3	RETAIL - NORTH - 3RD FL. RETAIL - NORTH - 3RD FL. RETAIL - EAST - 3RD FL.	INTERIOR LIT - REVERSE INTERIOR LIT - REVERSE INTERIOR LIT - REVERSE	23'-1" 1/2" x 3'-0" 10'-3" x 3'-0" 10'-3" x 3'-0"	51.5 SF 51.5 SF 51.5 SF	ALUMINUM FINISH ALUMINUM FINISH ALUMINUM FINISH
MONUMENT 1 MONUMENT 2 MONUMENT 3	SITE - NORTH SITE - NORTH SITE - EAST	INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD INTERIOR LIT - FORWARD	(1'-10" x 4'-0" x 8'-4" (1'-10" x 4'-0" x 8'-4" (1'-10" x 4'-0" x 8'-4"	32.0 SF 32.0 SF 32.0 SF	800 FACES 2 DIRECTIONS 800 FACES 2 DIRECTIONS 800 FACES 2 DIRECTIONS
PARKING 1 PARKING 2 PARKING 3	RETAIL - NORTH - 1ST GARAGE - EAST - 1ST FL. GARAGE - EAST - 1ST FL.	ALUMINUM PLACAGE ALUMINUM PLACAGE ALUMINUM PLACAGE	3'-0" x 7'-0" 6'-0" x 7'-0" 6'-0" x 7'-0"	26.0 SF 6.0 SF 6.0 SF	ALUMINUM FINISH, SEE NOTE 3 ALUMINUM FINISH ALUMINUM FINISH

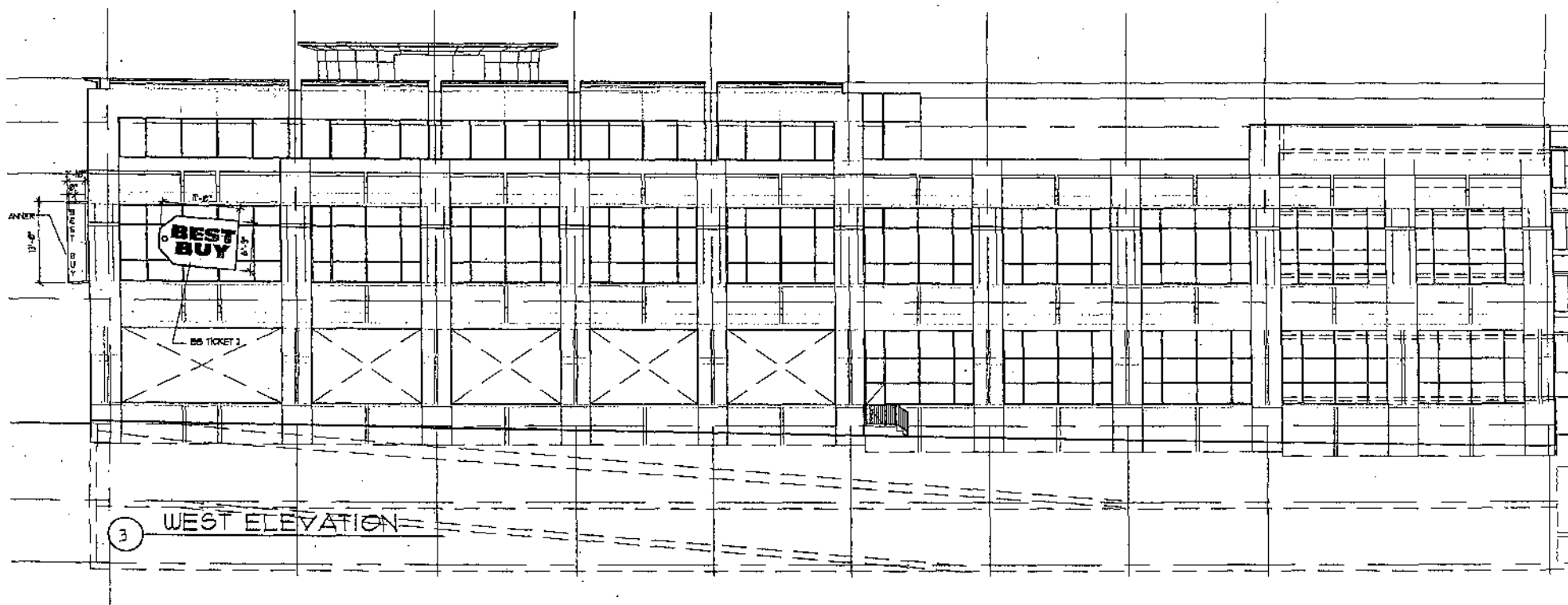
NOTE 2 - FABRIC AWNINGS TO HAVE A 1" OF ALLOWABLE FOR FUTURE ALTERATION.

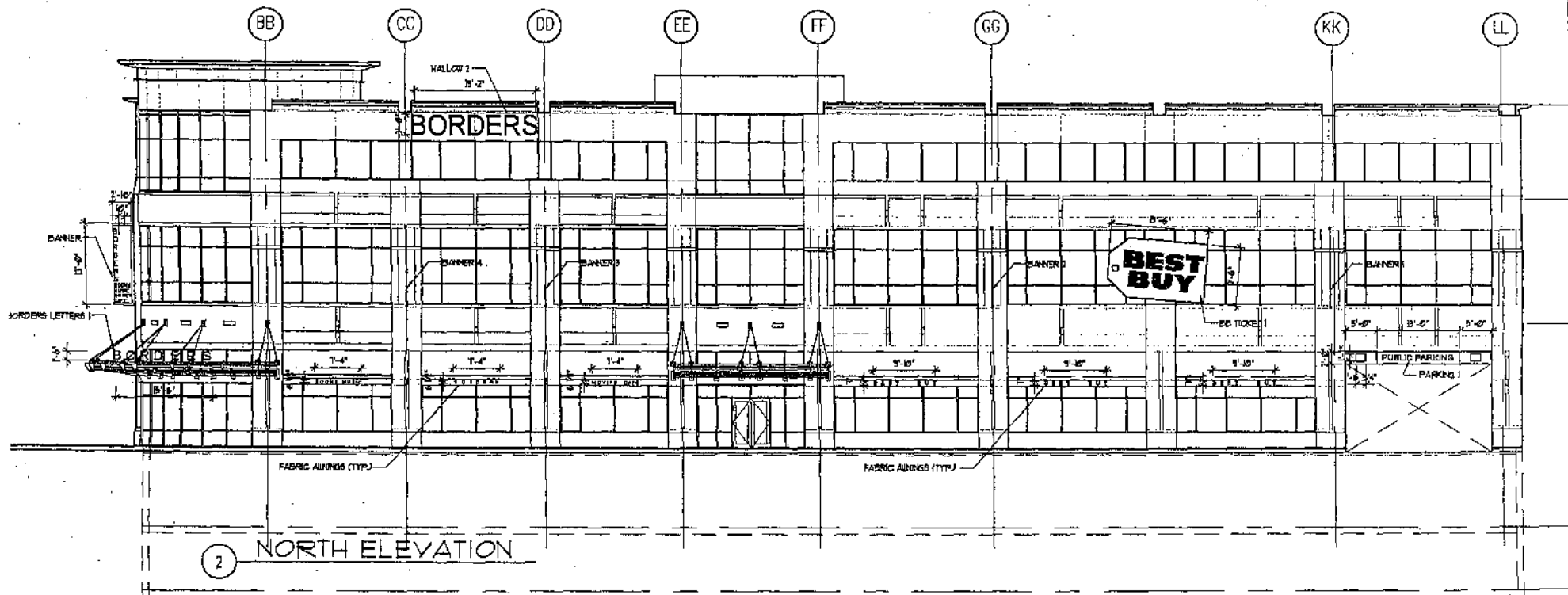
NOTE 3 - PUBLIC PARKING LETTERS APPEAR IN SIGN BAND OVER PUBLIC GARAGE ENTRANCE.

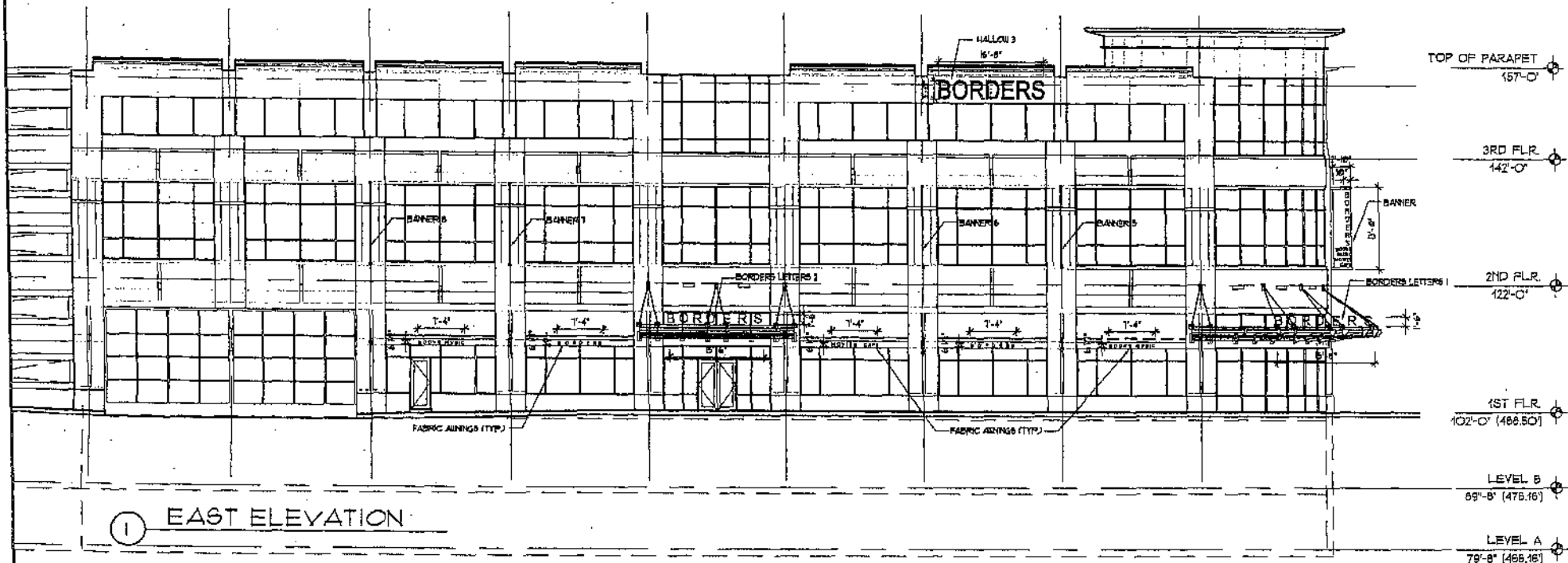


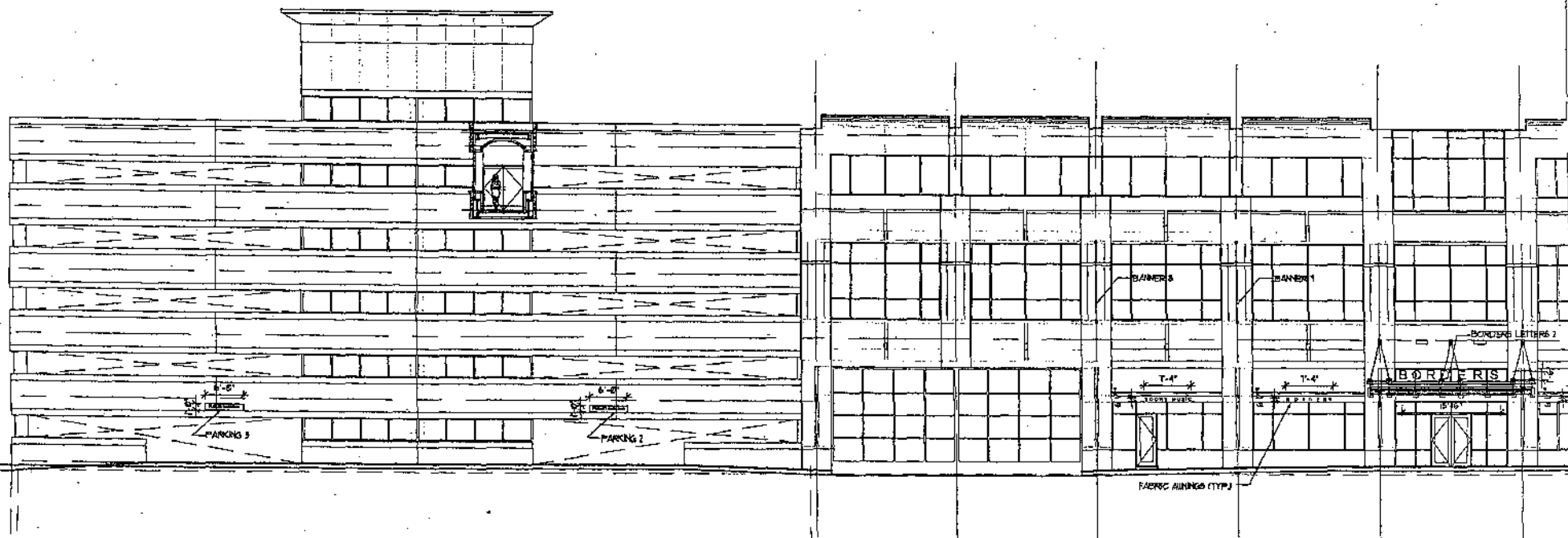
MONUMENT RENDERING

LOCATION	PROPOSED SQUARE FOOTAGE	LOCATION	PROPOSED SQUARE FOOTAGE	LOCATION	PROPOSED SQUARE FOOTAGE
RETAIL BUILDING		OFFICE BUILDING		SITE	
BEST BUY - WEST ELEVATION		WEST ELEVATION		NORTH ELEVATION (ROUTE 1)	
B&B TICKET (EXTENSION)		BANK 3		MONUMENT 1	
TOTAL		BERTUCCI'S 1 & 2		MONUMENT 2	
143.0 SF		FABRIC AWNINGS (OLD & NEW)		TOTAL	
		FUTURE OFFICE TENANT 2		32.0 SF	
		TOTAL		32.0 SF	
		52.0 SF		64.0 SF	
BEST BUY - NORTH ELEVATION		NORTH ELEVATION		EAST ELEVATION (OLD GALLOW)	
B&B TICKET (EXTENSION)		FABRIC AWNINGS		MONUMENT 3	
B&B TICKET		FUTURE OFFICE TENANT 2		TOTAL	
TOTAL		TOTAL		32.0 SF	
143.0 SF		52.0 SF		32.0 SF	
73.6 SF					
FABRIC AWNINGS		EAST ELEVATION			
HALLOW 1 - NOT USED		BANK 1			
TOTAL		BANK 2			
219.0 SF		B&B TICKET			
		FABRIC AWNINGS			
		FUTURE OFFICE TENANT 1			
		TOTAL			
		52.0 SF			

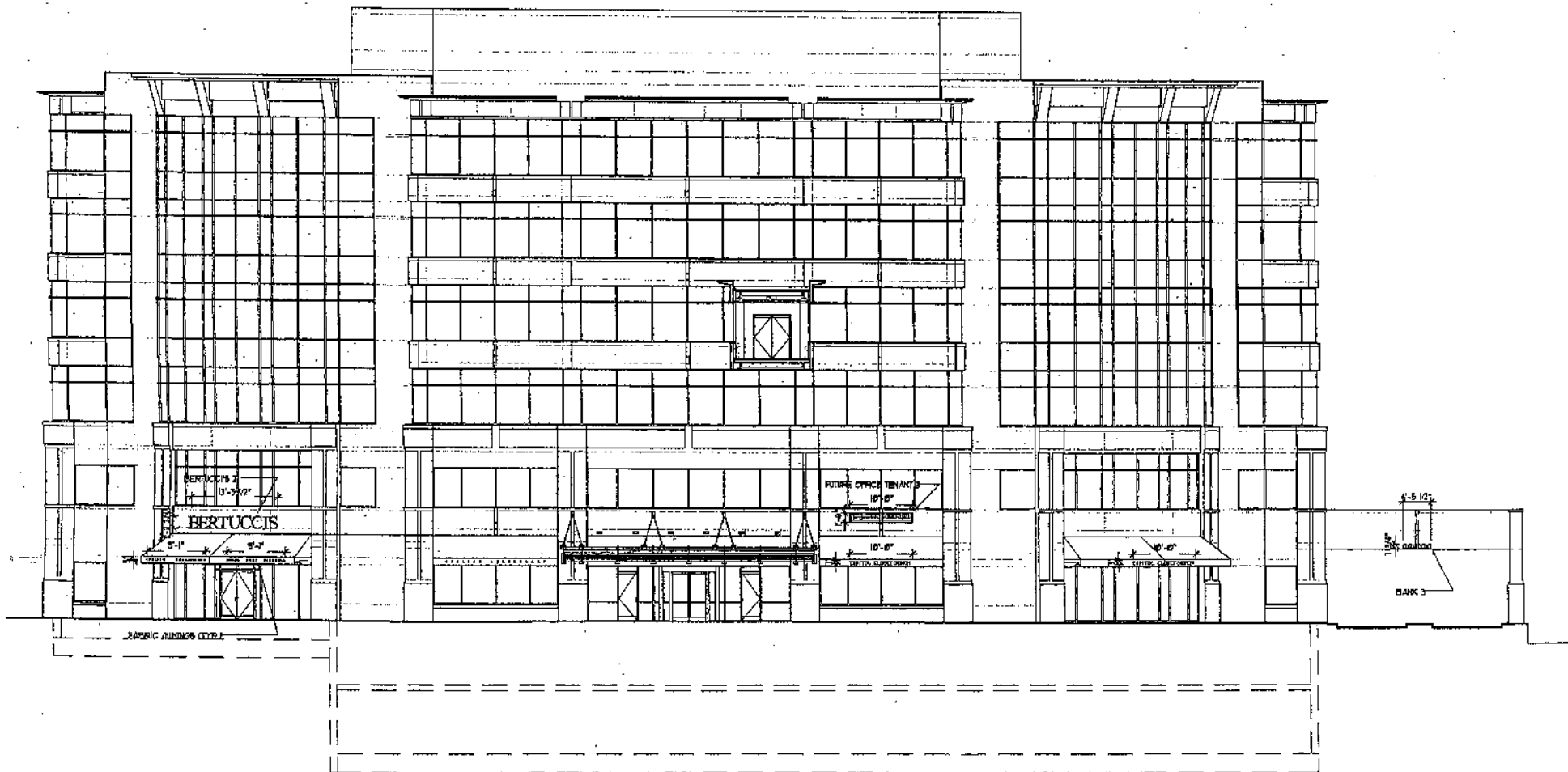


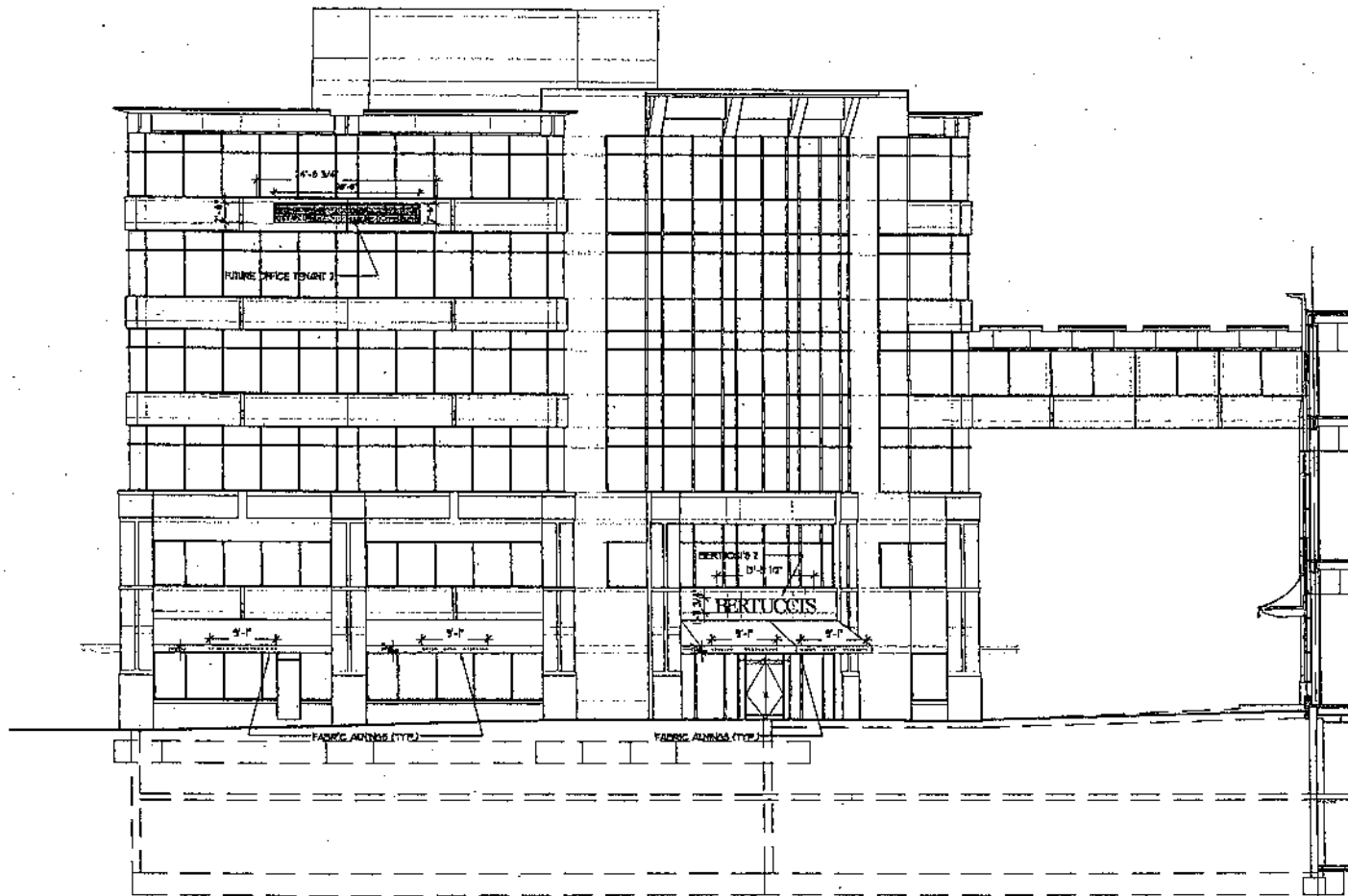


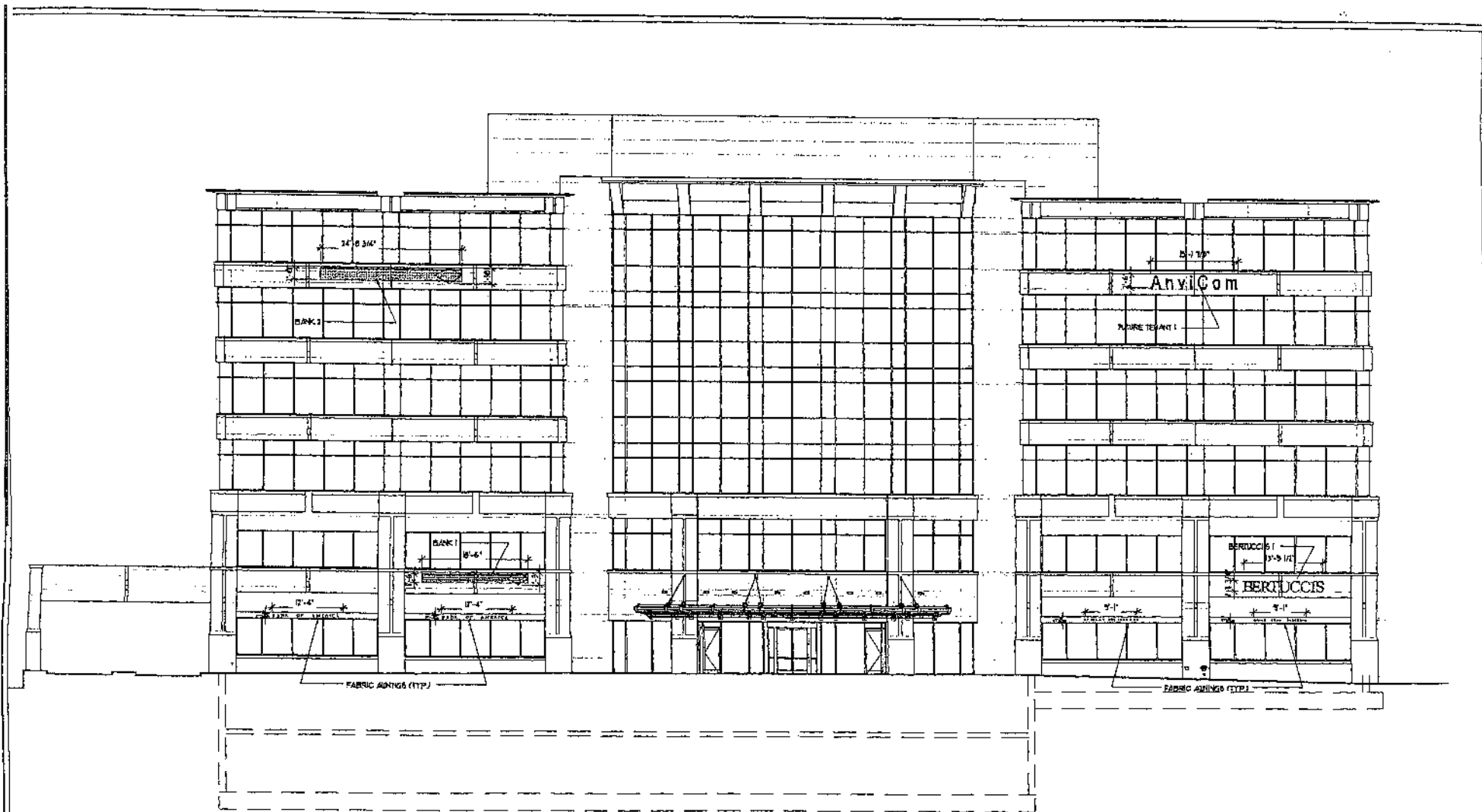




① EAST ELEVATION





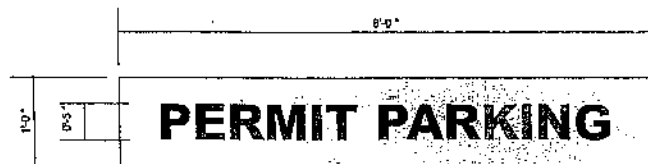


8027 LEESBURG PIKE
 "TYSON'S ROCKS"
 REVISED ON 01.31.05

Bignell Walker Hasser
 ARCHITECTS P.A.

DETAIL (S)
 OFFICE BUILDING EAST ELEVATION

11



NON-ILLUMINATED PAN SIGN ELEVATION $3/4" \times 1'-0"$
SIGN # 2

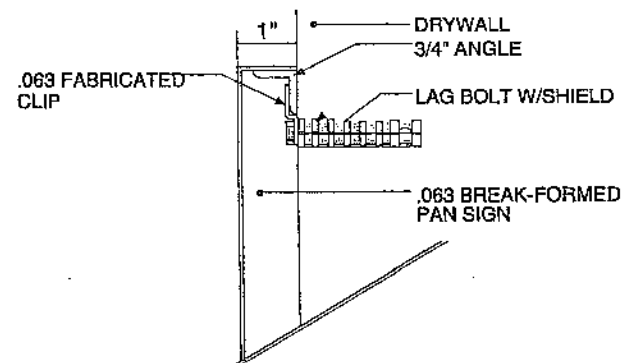
FABRICATED ALUMINUM PAN SIGN
PAINTED M.A.P. BRUSHED ALUMINUM

3/4" BLACK ACRYLIC LETTERS,
PIN-MOUNTED FLUSH
1" RETURN PAINTED BLACK

NOTE: CONCEALED FASTNERS



ADDITIONAL SIGN $3/4" \times 1'-0"$
SIGN # 1



MOUNTING CLIP DETAIL $6" \times 1'-0"$

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature: _____

Date: _____

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ELECTRIC SIGNS PRODUCED AT IMAGE WORKS CONFORM TO UL 48 STANDARDS AND DISPLAY THE UNDERWRITERS LABORATORIES LABEL.

DATE	DESCRIPTION
9/30/03	CHANGE SIZE OF PAN SIGN (6 SQ. FT. EACH)
10/6/03	CHANGE SIGN COPY
9/24/04	OMIT PUBLIC PARKING SIGN

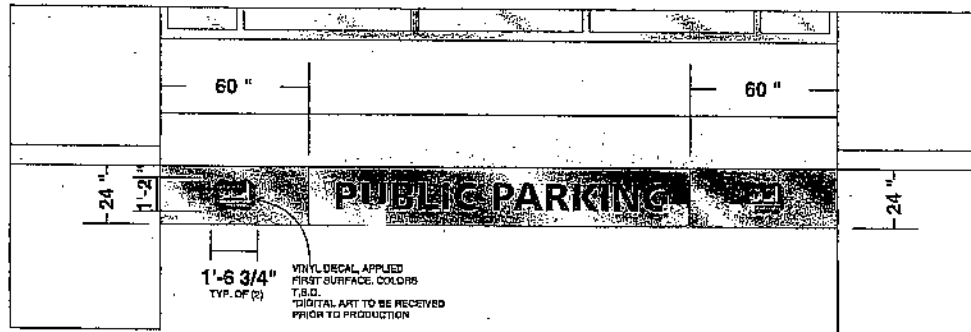


11046 Leadbetter Rd., Ashland Virginia 2
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www.imageworksdesigns.com

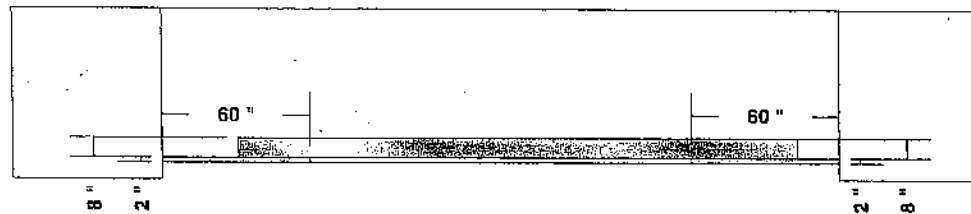
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TITLE:	O/F BANNER		
CUSTOMER:	ROCKS ENGINEERING		
LOCATION:	VIENNA, VA		
SALESMAN:	JGJ		
DESIGNER DATE:	WAM	DESIGNER DATE:	DESIGNER
DATE PREPARED:	AUGUST 22, 2003		
SCALE:	NOTED		
DRAWING NUMBER:	2K3277 PK R-2		

EXHIBIT 1



FRONT VIEW 1/4" = 1'-0"



PLAN VIEW 1/4" = 1'-0"

- FABRICATED .125" ALUMINUM PAN ELEMENT, 2" DEEP
- PAINTED MAT SILVER BRUSHED FINISH
- MOUNTS W/ LAG BOLTS & SHIELDS INTO MASONRY AND CLIP MOUNTS TO SIGN FACE, 1 1/2" X 1 1/2" ALUM. ANGLE USED FOR CLIPS



EXISTING SIGNAGE nts



NEW PANELS INSTALLED nts

I have carefully reviewed and here accept the drawing(s) as shown, realize that any changes to the designs made before or after production may alter the contract price. changes must be in writing and approved by both parties prior production.

Signature:

Date:

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DATE	DESCRIPTION
12/01/04	ADD (2) VINYL DECALS TO PARKING SIGN

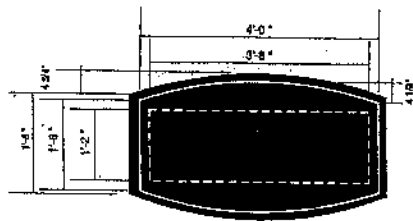


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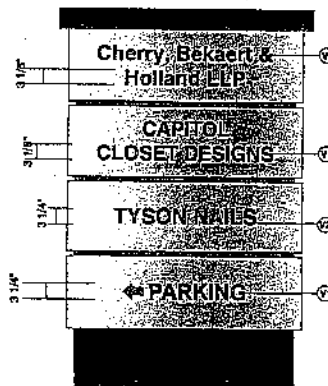
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TITLE:	ARCHITECTURAL ELEMENT PAN		
CUSTOMER:	ROCKS ENGINEERING		
LOCATION:	VIENNA, VA. 22182		
	8027 LEEBSBURG PIKE		
SALESPERSON:	JIMMIE JONES		
DESIGNER (INT):	RLS-JR	DESIGNER (EXT):	
DATE PREPARED:	12.31.03		
SCALE:	3/8"=1'-0"		
DRAWING NUMBER:	203112 PANELS R1		

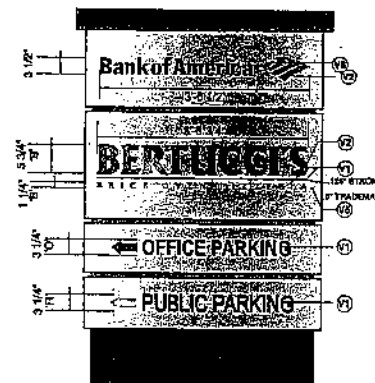
EXHIBIT 2



TOP VIEW
(TYP.)



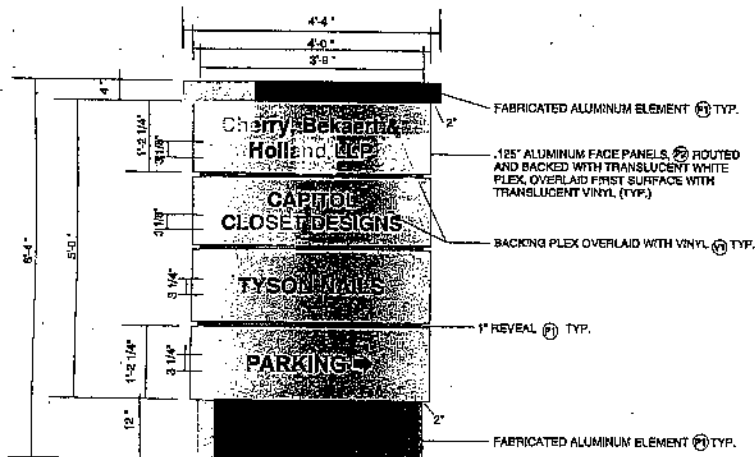
MONUMENT 3
SIDE B



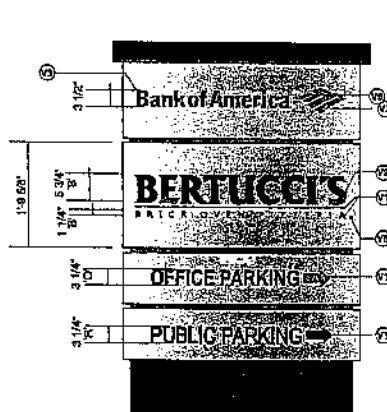
MONUMENT 2
SIDE B



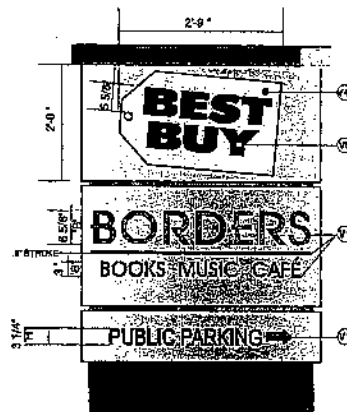
MONUMENT 1
SIDE B



MONUMENT 3
SIDE A



MONUMENT 2
SIDE A



MONUMENT 1
SIDE A

PAINT KEY	VINYL KEY
(1) M.A.P. BATH FINISH BLACK	(17) 3M43635-81 DAY/NIGHT VINYL
(2) M.A.P. BRUSHED ALUMINUM	(18) 3M43630-58 CARDINAL RED
	(19) 3M43630-42S
	(20) 3M43630-51S YELLOW
	(21) 3M43630-22 OPAQUE BLACK
	(22) 3M43630-22 OPAQUE BLACK

D/F INTERNALLY ILLUMINATED MONUMENT SIGNAGE
120VOLT WITH DHO FLUORESCENT LAMPS

FOUNDATION (TYP.)
3'-0" DEEP HOLE
12" DIA.
(1) 3" SCH. 40 STEEL PIPE BY IMAGE WORKS

I have carefully reviewed and accept the drawing(s) as she realize that any changes to designs made before or after pro may alter the contract price changes must be in writin approved by both parties p production.

Signature:

Date:

THE CUSTOM ARTWORK DEPICTED H FOR REPRESENTATIONAL PURPOSES AND MAY NOT EXACTLY MATCH THE OF THE MATERIALS PROE ELECTRIC SIGNS PRODUCED IMAGE WORKS CONFORM TO I STANDARDS AND DISPLAY T UNDERWRITERS LABORATORIES

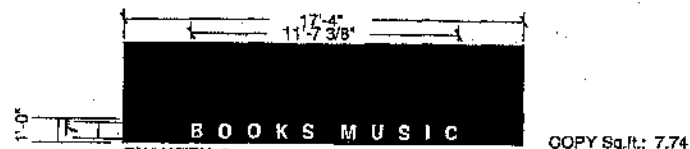
DATE	DESCRIPTION
3.24.04	CHANGE TENANTS

IMAGE WORKS
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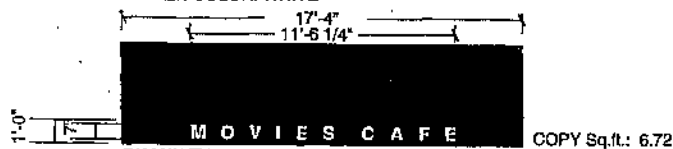
TITLE:	D/F MONUMENT SIGNAGE
CUSTOMER:	ROCKS ENGINEERING
LOCATION:	VIENNA, VA
SALESMAN:	JGJ
DESIGNER (INT):	WAM
DESIGNER (INT):	DESIG
DATE PREPARED:	NOV. 18, 2003
SCALE:	1/2"=1'-0"
DRAWING NUMBER:	2K3277 MMNMT SPEC F

EXHIBIT 3



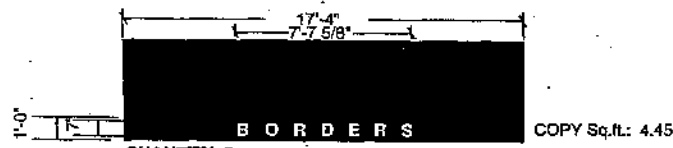
COPY Sq.ft.: 7.74

QUANTITY: 3
AWNING FABRIC COLOR: SUNBRELLA # 4608
LETTER FONT: SWIS 721 HV BT
LETTER COLOR: WHITE



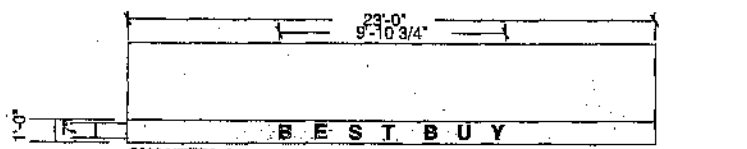
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QUANTITY: 2
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LETTER FONT: SWIS 721 HV BT
LETTER COLOR: WHITE



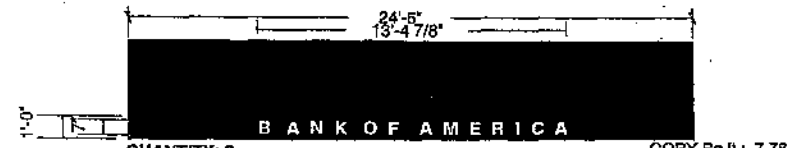
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QUANTITY: 3
AWNING FABRIC COLOR: SUNBRELLA # 4608
LETTER FONT: SWIS 721 HV BT
LETTER COLOR: WHITE



COPY Sq.ft.: 5.77

QUANTITY: 3
AWNING FABRIC COLOR: BUTTERCUP # 4635
LETTER FONT: SWIS 721 HV BT
LETTER COLOR: BLACK

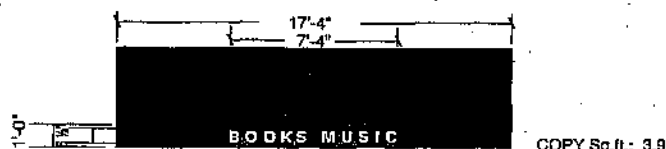


COPY Sq.ft.: 7.78

QUANTITY: 2
AWNING FABRIC COLOR: SUNBRELLA BLACK # 4608
LETTER FONT: SWIS 721 HV BT - AS PER JGJ - 08/14/03
LETTER COLOR: WHITE

REQUESTED

EXHIBIT 4



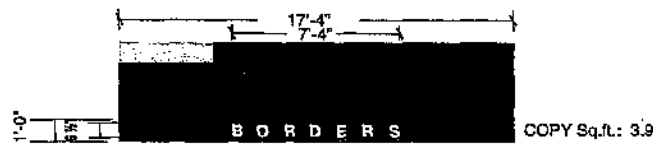
COPY Sq.ft.: 3.9

QUANTITY: 3
AWNING FABRIC COLOR: SUNBRELLA # 4608
LETTER FONT: SWIS 721 HV BT
LETTER COLOR: WHITE



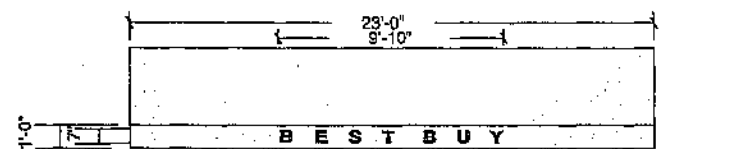
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QUANTITY: 2
AWNING FABRIC COLOR: SUNBRELLA # 4608
LETTER FONT: SWIS 721 HV BT
LETTER COLOR: WHITE



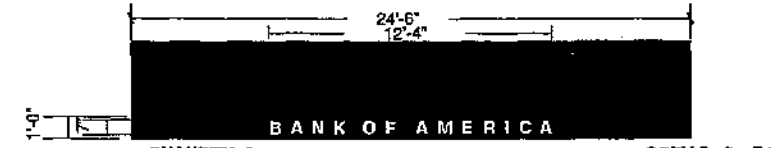
COPY Sq.ft.: 3.9

QUANTITY: 3
AWNING FABRIC COLOR: SUNBRELLA # 4608
LETTER FONT: SWIS 721 HV BT
LETTER COLOR: WHITE



COPY Sq.ft.: 5.77

QUANTITY: 3
AWNING FABRIC COLOR: BUTTERCUP # 4635
LETTER FONT: SWIS 721 HV BT
LETTER COLOR: BLACK



COPY Sq.ft.: 7.2

QUANTITY: 2
AWNING FABRIC COLOR: SUNBRELLA BLACK # 4608
LETTER FONT: SWIS 721 HV BT - AS PER JGJ - 08/14/03
LETTER COLOR: WHITE

COMPREHENSIVE SIGN PLAN

I have carefully reviewed and he accept the drawing(s) as shown realize that any changes to it designs made before or after produc may alter the contract price. changes must be in writing approved by both parties prior production.

Signature: _____

Date: _____

THE CUSTOM ARTWORK DEPICTED HERE FOR REPRESENTATIONAL PURPOSES AND MAY NOT EXACTLY MATCH THE COI OF THE MATERIALS PROPOS

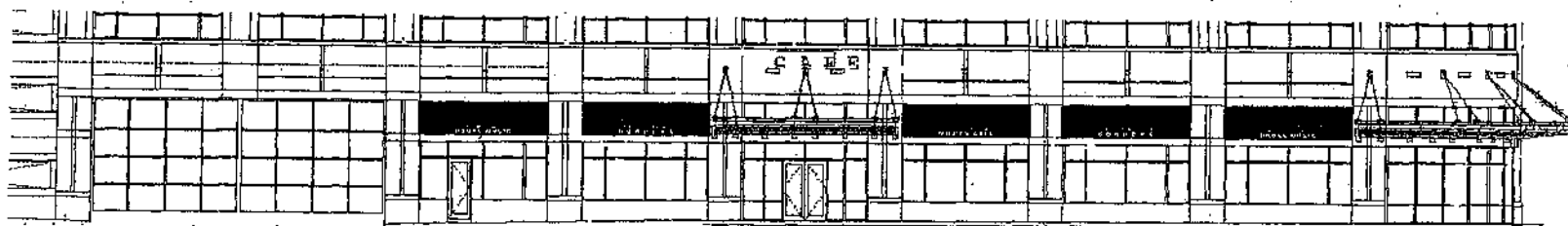
ELECTRIC SIGNS PRODUCED A IMAGE WORKS CONFORM TO UI STANDARDS AND DISPLAY TING UNDERWRITERS LABORATORIES LAB

DATE	DESCRIPTION
02/02/04	REVISED DRAWING PACKAGE TO 3 PAGES AND RENUMBERED PAGES
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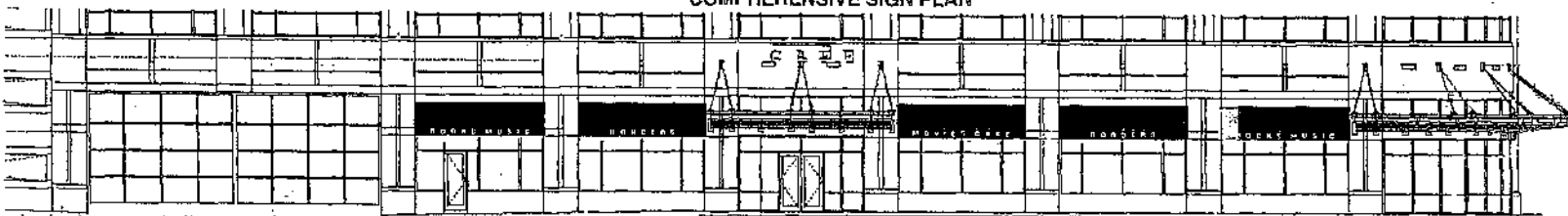
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TITLE: AWNINGS / PARKING SIGN COMPARISONS
CUSTOMER: ROCKS ENGINEERING
LOCATION: 8027 LEESBURG PIKE
VIENNA, VA.
SALESMAN: JIMMIE JONES
DESIGNER (INT): _____ **DESIGNER (EXT):** _____ **DISPATCHER (P):** _____
DATE PREPARED: 11.5.03
SCALE: AS SHOWN
DRAWING NUMBER: 2K3187 AWN CAB RevA 02 02 04



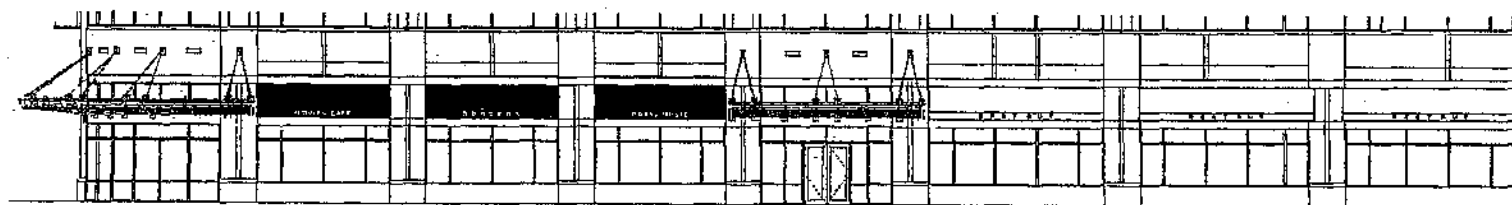
East elevation
Scale: 1/16" = 1'-0"

Leesburg Pike Building
See drawing #2K3187-awn for awning specifications.
COMPREHENSIVE SIGN PLAN



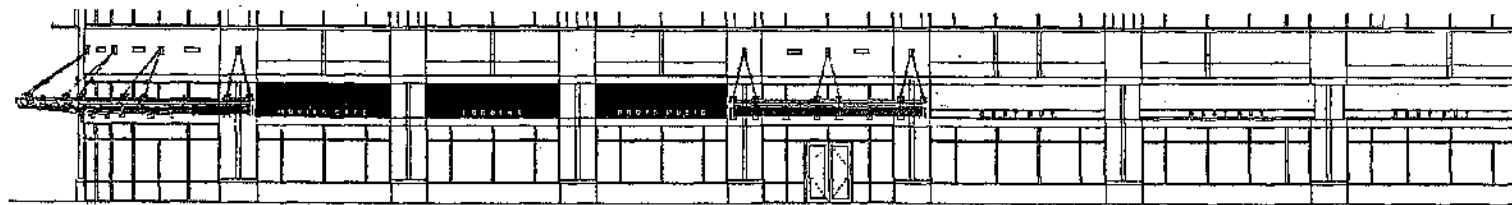
East elevation
Scale: 1/16" = 1'-0"

Leesburg Pike Building
See drawing #2K3187-awn for awning specifications.
REQUESTED



North elevation
Scale: 1/16" = 1'-0"

Leesburg Pike Building
See drawing #2K3187-awn for awning specifications.
COMPREHENSIVE SIGN PLAN



North elevation
Scale: 1/16" = 1'-0"

Leesburg Pike Building
See drawing #2K3187-awn for awning specifications.
REQUESTED

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to the designs made before or after production may alter the contract price. Changes must be in writing and approved by both parties prior to production.

Signature: _____

Date: _____

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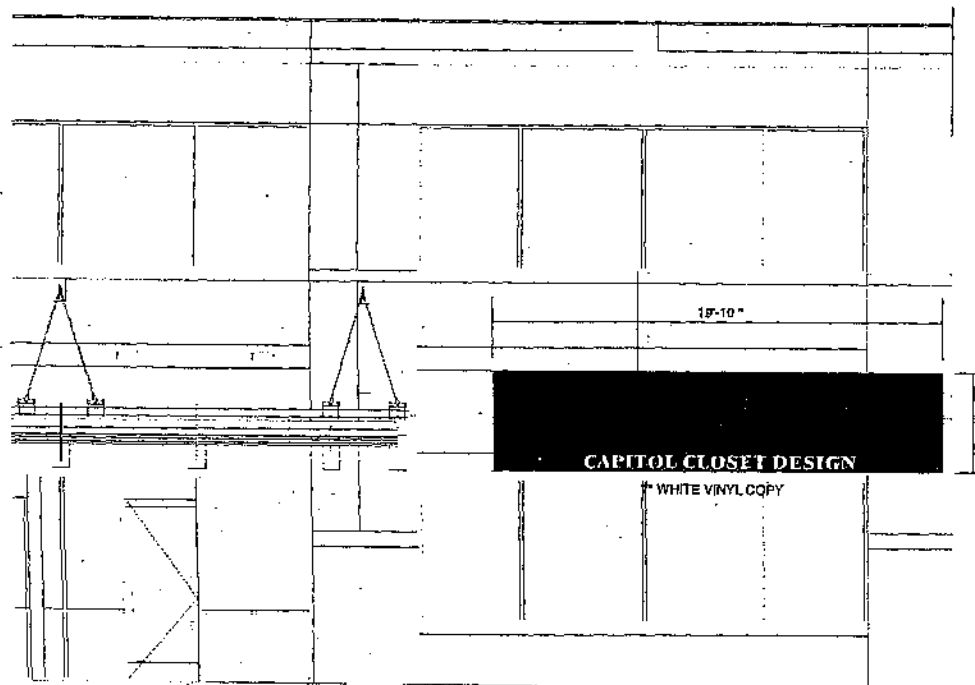
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TITLE: AWNINGS / PARKING SIGN COMPARISONS		
CUSTOMER: ROCKS ENGINEERING		
LOCATION: 8027 LEESBURG PIKE		
VIENNA, VA.		
SALESMAN: JIMMIE JONES		
DESIGNER: DBG	CHECKER: BTP	DATE: 11.5.03
SCALE: AS SHOWN		
DRAWING NUMBER: 2K3187 AWN CAB RevA 02 02 04		



ELEVATION SHOWING STRAIGHT AWNING 3/16"=1'-0" (A)
 -AWNING MATERIAL TO MATCH EXISTING BURGUNDY AWNING MATERIAL
 -IMAGE WORKS TO SUPPLY ALUMINUM 'FINS' TO ATTACH TO AWNING FRAME.

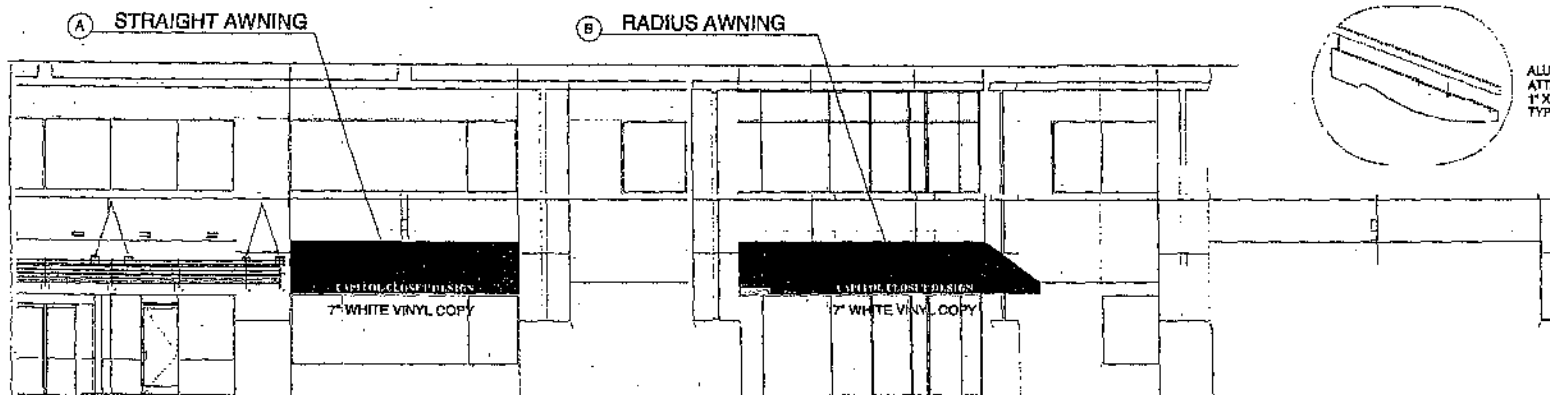
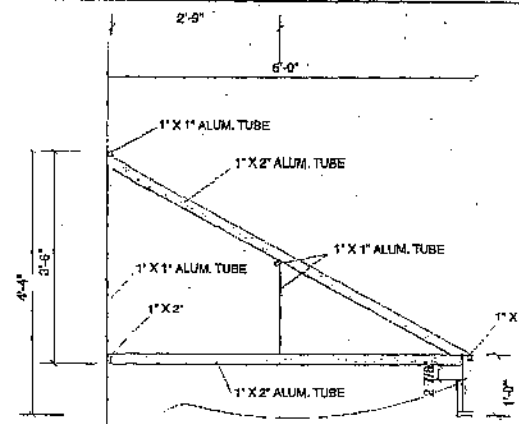


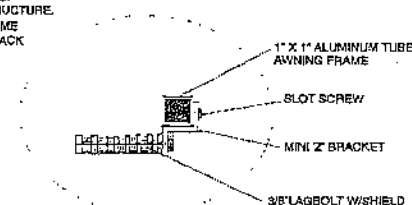
EXHIBIT 6

ELEVATION SHOWING PROPOSED AWNINGS 3/32"=1'-0"



TYP. AWNING TRUSS END VIEW 1/2"=1'-0"

-DICKSON AWNING MATERIAL
 BURGUNDY
 -COPY TO BE DETERMINED
 -3" SCREWS THROUGH 1" X 1" X 1" X 1/8"
 STEEL 'Z' BRACKETS
 -INTO EXISTING STRUCTURE
 -1" STEEL TUBE FRAME
 PAINTED GLOSS BLACK



ATTACHMENT DETAIL 3/16"=1'-0"



ALUMINUM FIN
 ATTACHMENT TO
 1" X 2" ALUM. TUBE,
 TYP.

I have carefully reviewed and heretofore accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature: _____
 Date: _____

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DATE	DESCRIPTION
2/24/04	ADD SECTION, ATTACHMENT DETAIL
2/25/04	REMOVE COPY FROM AWNING
4/20/04	ADD COPY TO AWNING, MAKE ALL CAPITALS
10/5/04	REVISE FONT TO DUTCHES XBD BT MATCH FOR CUSTOMER'S ARTWORK

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TITLE: AWNING FOR CAPITOL CLOSET DESI
 STRAIGHT SECTION
 CUSTOMER: ROCKS ENGINEERING
 LOCATION: VIENNA, VA

DRAWING: JCL
 DESIGNER: WAM
 DESIGNER: INTL
 DESIGNER: 1
 DATE PREPARED: 2/23/04
 SCALE: NOTED
 DRAWING NUMBER: 2K4050 AWN 1 R4



Current Location - North Elevation



Proposed Location - North Elevation



Current Location - West Elevation



Proposed Location - West Elevation

PROPOSED DEVELOPMENT CONDITIONS

CSPA 1999-PR-060-02

January 11, 2010

If it is the intent of the Planning Commission to approve CSPA 1999-PR-060-02 to amend the previously approved Comprehensive Sign Plan to modify the signs previously approved for the building located at Tax Map 39-2 ((15)) 30 pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the approval be subject to the following development conditions. These development conditions shall be in addition to the previously approved development conditions for CSPA 1999-PR-060 (attached) which shall remain in full force and effect.

1. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This Comprehensive Sign Plan Amendment prepared by ARK Sign Services, Inc., dated **January 8, 2010**, is approved only for the signs and location indicated on the Comprehensive Sign Plan Amendment approved with the application. Those signs allowed by Article 12-103 are also permitted, as qualified by these development conditions.
3. The sign area for the proposed sign for Bertucci's Italian Restaurant located between the third and fourth floors along the north side of the building shall not exceed 50 square feet.
4. The proposed sign for Bertucci's Italian Restaurant shall be manufactured and installed in conformance with the designs illustrated in the Comprehensive Sign Plan Amendment.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.

Bertucci's

Italian Restaurant

1934 Old Gallows Road
Vienna, VA 22182

Tyson's Rocks Comprehensive Sign Plan Amendment

Worthington Heights
January 8, 2010

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Sheet 1 of 26

Prepared by:

ARK Sign Services, Inc.
3622 East Street
Hyattsville, MD 20785
301.384.1300

Rocks Tyson Two, LLC
1960 Gallows Road
Vienna, VA 22182
703.848.4690

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
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Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Comprehensive Sign Design

**Bertucci's
Italian Restaurant**

I. Comprehensive Sign Design

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Bertucci's Italian Restaurant

Comprehensive Sign Plan Amendment Proposal

Introduction

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE / SP / CSP / (CSPA) PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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The Worthington Heights site is located at the Southwest quadrant of the intersection of Leesburg Pike (Route 7) and Old Gallows Road (Route 650) in Tyson's Corner, VA. It is located in a Planned Development Commercial District known as Tyson's Rocks. The dominant factors in this neighborhood are the Capital Beltway (Interstate-495) and the Tyson's Corner Center, which are both within approximately one half mile to the east and north of the property respectively.

Worthington Heights can be accessed from Old Gallows Road (Route 650) and Leesburg Pike (Route 7) just west of the Capital Beltway (Interstate-495).

A well-designed and visible sign for Bertucci's Italian Restaurant (a regional chain) would enable residents of Fairfax County and patrons of the Tyson's Corner Center to easily locate this fine Italian eatery. Currently, the signage for Bertucci's Italian Restaurant is barely visible from Leesburg Pike (Route 7). This lack of visibility hinders Bertucci's ability to attract new customers, which, in turn, hurts their business.

Bertucci's Italian Restaurant

Comprehensive Sign Plan Amendment Proposal

Introduction

The proposed sign conforms to the design of the two (2) existing channel letter signs for Bertucci's Italian Restaurant, including the font and color of those signs. The only difference between the proposed and existing signs for Bertucci's Italian Restaurant is in the size of the signs. The proposed sign is larger, which is necessary, considering it will be installed a number of stories up the building.

The following pages provide details and photos of the proposed and existing signage. The details for the existing signage are consistent with the details provided in the signage matrix included in the Tyson's Rocks Comprehensive Sign Plan. If our amendment to the Tyson's Rocks Comprehensive Sign Plan is approved, the sign program for this site will be directional and harmonious with the existing signs within Worthington Heights.

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Notes

1. The proposed sign for Bertucci's Italian Restaurant shall be manufactured and installed in complete conformance with the designs illustrated herein and details provided in this Comprehensive Sign Plan Amendment proposal.
2. The proposed sign for Bertucci's Italian Restaurant will comply with the square footage specified in the Tyson's Rocks Comprehensive Sign Plan for the signs on this elevation (North Elevation \ Future Office Tenant 2: 50 square feet).
3. The design and location of the proposed sign for Bertucci's Italian Restaurant will be reviewed and approved by the owner, Rocks Tyson Two, LLC, to ensure compatibility with the architectural design of Worthington Heights prior to the submittal of applications to Fairfax County for the necessary permits to install the signage.
4. The proposed sign will be LED-illuminated. The sign lighting will not be blinding, fluctuating or moving.
5. The photos of the existing signage in this Comprehensive Sign Plan Amendment Proposal are included in order to demonstrate the general size and character of said signage.

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010
Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Application No. CSPA 1999-PR-060-02 Staff S.W.

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Bertucci's Italian Restaurant

SEE DEV CONDS DATED Jan 11, 2010

Comprehensive Sign Plan Amendment Proposal

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Proposed Sign and Sign Location

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The proposed sign has been developed and the proposed sign location (please see Appendix 1.1 to see proposed sign location on the site plan) has been selected in order to identify this Bertucci's location from Leesburg Pike (Route 7). This design is the standard design for Bertucci's Italian Restaurants, but if the proposed amendment is approved, Bertucci's reserves the right to modify the typeface, shape, text, and colors of the sign in this location, so long as any modifications do not prevent this sign from complying with Fairfax County Code.



Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Proposed Color Palette

COLORS

-  #2780 RED ACRYLIC
-  #12 MATTE BLACK
-  #10 MATTE WHITE
-  SLOAN RED LED'S
-  PANTON # 7527c

GENERAL NOTES

- * 5" DEEP BLACK ALUMINUM LETTER WITH
RED SLOAN LED LIGHTING
- * ALUMINUM LETTERS THE FACES WILL BE MADE OF
#2780 RED ACRYLIC FACES
- * 1" BLACK TRIMCAP
- * LED POWER SUPPLY
- * RACEWAYS PAINTED TO MATCH EXISTING BACKGROUND

The proposed sign would be made up of the colors and consistent with the general notes listed above. The color of the raceway was selected in order to blend in with the façade of the proposed sign location. This specification, as with all of the others, is subject to review by the property owner. The other colors are consistent with standard Bertucci's signage all over the Northeast Region of the United States of America.

Application No. CSPA 1999-PR-060-02 Staff S.W.

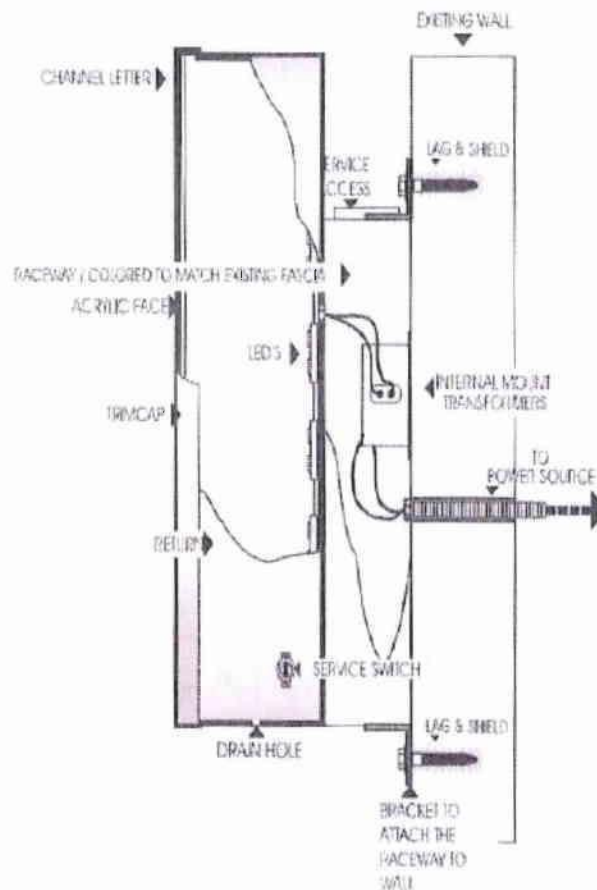
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SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Sheet 8 of 26

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Proposed Installation Specifications



The proposed sign will be manufactured and installed following the specifications above. The size of the lag and shield bolts will comply with Fairfax County Code and will be approved by the property owner.

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Existing Sign Photos

**Bertucci's
Italian Restaurant**

**II. Existing Sign Photos – Office
Building**

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Application No. CSPA 1999-PR-060-02 Staff S.W.

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Bertucci's Italian Restaurant

Comprehensive Sign Plan Amendment Proposal

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Existing Sign Photos – Office Building

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Existing Bertucci's Sign #1
(Office Building East Elevation)



Existing Bertucci's Sign #1
(Office Building East Elevation)



Existing Bertucci's Sign #2
(Office Building North West Elevation)



Existing Bertucci's Monument Sign
(North Side of property along Service Road)

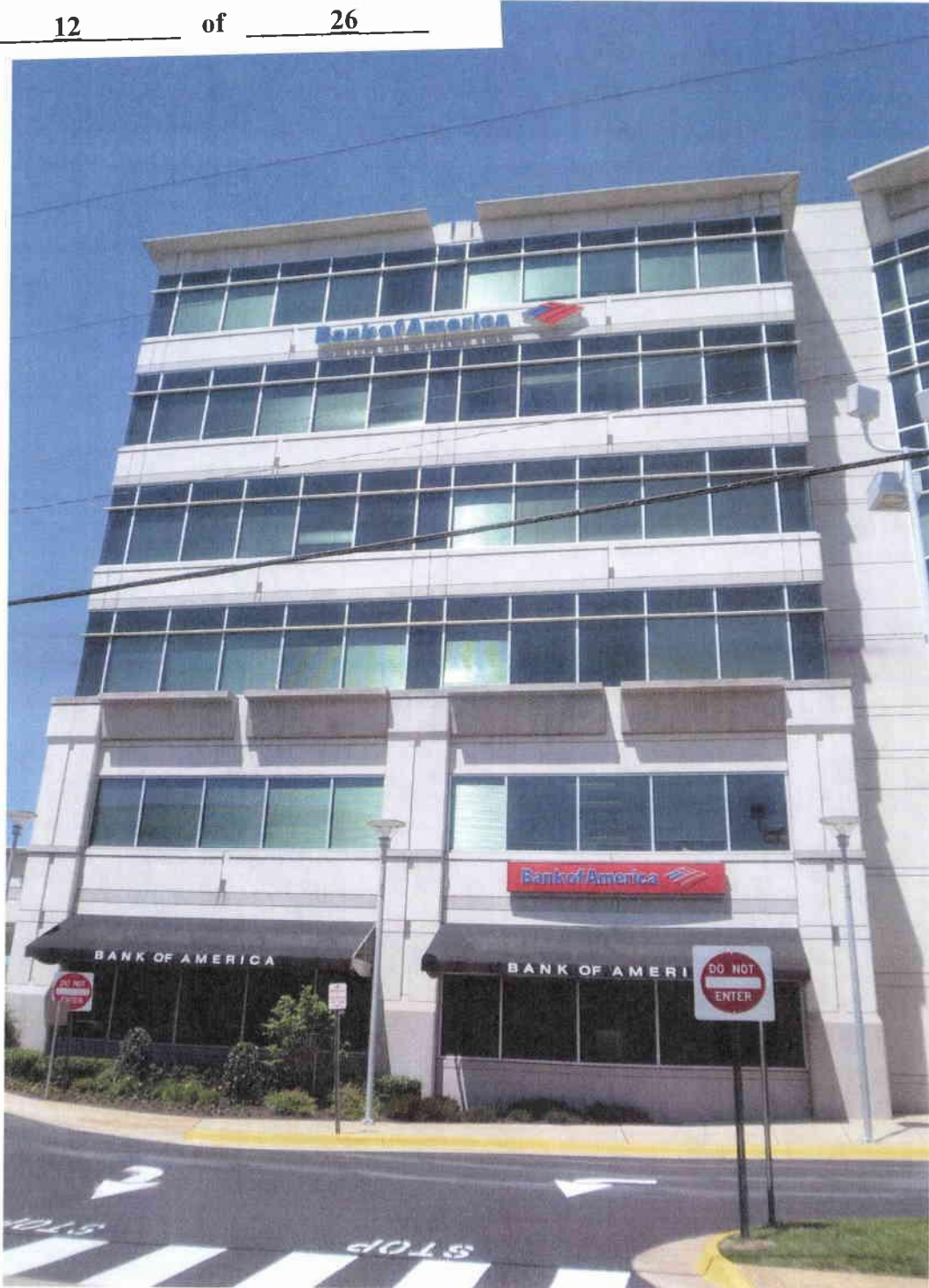
Application No. CSPA 1999-PR-060-02 Staff S.W.

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Bertucci's Italian Restaurant

SEE DEV CONDS DATED Jan 11, 2010 Comprehensive Sign Plan Amendment Proposal
Date of (BOS) (BZA) (PC) approval Jan 13, 2010 Existing Sign Photos – Office Building

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Bank of America Signage (Office Building East Elevation)

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Existing Sign Photos – Office Building



Bertucci's / Command / Cherry, Bekaert & Holland Signage (Office Building East / North Elevations)

Application No. CSPA 1999-PR-060-02 Staff S.W.

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SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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APPROVED SE /SP / CSP / CSPA PLAN

Bertucci's Italian Restaurant

SEE DEV CONDS DATED Jan 11, 2010 Comprehensive Sign Plan Amendment Proposal
Date of (BOS) (BZA) (PC) approval Jan 13, 2010 Existing Sign Photos – Office Building

Sheet 14 of 26



Command Signage (Office Building East Elevation)



Command Signage / Cherry, Bekaert & Holland Signage (Office Building East / North Elevations)

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Existing Sign Photos – Office Building



Cherry Bekaert & Holland Signage (Office Building North Elevation)

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Existing Sign Photos – Retail Building

**Bertucci's
Italian Restaurant**

**III. Existing Sign Photos – Retail
Building**

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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APPROVED SE /SP / CSP / CSPA PLAN **Bertucci's Italian Restaurant**

SEE DEV CONDS DATED Jan 11, 2010 Comprehensive Sign Plan Amendment Proposal
Date of (BOS) (BZA) (PC) approval Jan 13, 2010 Existing Sign Photos – Retail Building

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Borders Signage (Retail Building East Elevation)



Borders Signage (Retail Building East Elevation)

APPROVED SE /SP / CSP / CSPA PLAN

Bertucci's Italian Restaurant

SEE DEV CONDS DATED Jan 11, 2010

Comprehensive Sign Plan Amendment Proposal

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Existing Sign Photos – Retail Building

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Borders Signage (Retail Building East / North Elevations)



Borders Signage (Retail Building Northeast Elevation)

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Existing Sign Photos – Retail Building



Borders Signage (Retail Building North Elevation)



Borders Signage (Retail Building North Elevation)
Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010
Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Existing Sign Photos – Retail Building



Filene's Basement Signage (Retail Building North Elevation)



Filene's Basement Signage (Retail Building North / West Elevations)

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Existing Sign Photos – Retail Building



Filene's Basement Signage (Retail Building West Elevation)

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Sign Matrix

**Bertucci's
Italian Restaurant**

IV. Sign Matrix

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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APPROVED SE /SP / CSP / CSPA PLANSEE DEV CONDS DATED Jan 11, 2010Date of (BOS) (BZA) (PC) approval Jan 13, 2010**Bertucci's Italian Restaurant**Sheet 23 of 26Comprehensive Sign Plan Amendment Proposal
Sign Matrix

Name of Sign	Sign Location	Sign Description	Number of Proposed / Existing Signs	Total Proposed / Existing Sign Area	Difference Proposed/Existing Vs. Allowable
Bertucci's	Office Building East and North West Elevations (First Floor)	Existing Internally Illuminated Building-Mounted Sign	Two (2)	54 sq. ft. each / 108 sq. ft. total	No Change
Bertucci's	Monument Sign North side along Leesburg Pike Service Road	Existing Space on Monument Sign	Two (2) – it is a double-faced monument	8 sq. ft. each side / 16 sq. ft. total	No change
Bertucci's	Office Building North Elevation (Third Floor)	Proposed Internally Illuminated Building-Mounted Raceway Sign	One (1)	49.58 sq. ft.	+49.58 sq. ft.
Bank of America	Office Building East Elevation (First Floor)	Existing Internally Illuminated Building-Mounted Sign	One (1)	27.75 sq. ft.	No Change
Bank of America	Office Building East Elevation (Fifth Floor)	Existing Internally Illuminated Building-Mounted Sign	One (1)	49.3 sq. ft.	No Change
Bank of America	Monument Sign North side along Leesburg Pike Service Road	Existing Space on Monument Sign	Two (2) – it is a double-faced monument	6 sq. ft. each side / 12 sq. ft. total	No change
Command	Office Building East Elevation Fifth Floor	Existing Internally Illuminated Building-Mounted Sign	One (1)	36 sq. ft.	No change
Cherry, Bekaert & Holland	Office Building North Elevation Fifth Floor	Existing Internally Illuminated Building-Mounted Sign	One (1)	50 sq. ft.	No change
Borders	Retail Building North and East Elevations	Existing Building-Mounted Letters	Two (2)	14.5 sq. ft. each / 29 sq. ft. total	No change

Borders	Monument Sign North side along Leesburg Pike Service Road	Existing Space on Monument Sign	Two (2)	16 sq. ft. (8 sq. ft.)	No Change
Filene's Basement	Retail Building North and West Elevations	Existing Cabinet Sign	Two (2)	74.3 sq. ft. each / 148.6 sq. ft. total	No Change

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Bertucci's Italian Restaurant
Comprehensive Sign Plan Amendment Proposal
Appendix

**Bertucci's
Italian Restaurant**

V. Appendix

Application No. CSPA 1999-PR-060-02 Staff S.W.

APPROVED SE /SP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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Appendix 1.1



APPROVED SE /SP / CSP / CSP / CSPA PLAN

SEE DEV CONDS DATED Jan 11, 2010

Date of (BOS) (BZA) (PC) approval Jan 13, 2010

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ARTICLE 12

SIGNS

12-101 Purpose and Intent

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance.

Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.

It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
2. In addition, within a PRC District, a plan for off-site directional signs which identify destinations or locations within the district such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

PART 5 7 500 SIGN CONTROL OVERLAY DISTRICT

7-501 Purpose and Intent

Sign Control Overlay Districts are established in furtherance of Sect. 12 101 by restricting freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

PART 6 7 600 HIGHWAY CORRIDOR OVERLAY DISTRICT

7-601 Purpose and Intent

In furtherance of the purposes set forth in Sections 15.2 2200, 15.2 2283, 15.2 2284 and 15.2 1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn over uses by the imposition of the Highway Corridor Overlay District.....



County of Fairfax, Virginia

APPENDIX 7

MEMORANDUM

DATE: May 23, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief *MAD*
Site Analysis Section, DOT *AKR*

FILE: 3-4(CSPA 1999-PR-060-03)

SUBJECT: CSPA 1999-PR-060-03; Rocks Tysons Two LLC
Tax Map: 39-2 ((1)) 7 and 39-2 ((15)) 9, 11, and 30

This department has reviewed the CSPA application, revised through May 9, 2013. We have the following comments:

- According to the Comprehensive Plan, Route 7 (Leesburg Pike) is planned to be widened in the future. The service drive adjacent to the applicant's frontage on Route 7 is likely to be converted to an additional lane to accommodate this widening. Monument signs as proposed on pages 4 and 4.1 may need to be relocated in the future so as not to interfere with sight distance at the site's entrances with Route 7. The applicant should ensure that monument signs are placed in locations that avoid potential conflict with sight distance when Route 7 is widened. In the event that the monument signs need to be relocated, it should be the applicant's responsibility to find an alternative location(s) and relocate the signs at no cost to the County.

AKR/AY



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

May 29, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: CSPA 1999-PR-060-03 Rocks Tysons Two LLC
Tax Map # 39-2((01))0007 & ((15))0009, 11 & 30

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on March 28, 2013, and received April 17, 2013. The following comments are offered:

1. The proposed sign locations need to be clearly shown. The monument signs may be obstructing entrance sight lines. No signs will be permitted within entrance sight lines or roadway clear zones.
2. Right of way lines need to be shown on the plans.
3. Monument Signs #1 and #2 do not appear to meet the minimum required 2' offset to the edge of the sidewalk.
4. The post and chain at the southern entrance on Old Gallows Road should be removed. It is encroaching on the sidewalk and is a safety hazard for pedestrians.
5. There are three trees along the Rt. 7 service drive which do not meet the clear zone or sight distance requirements. These shall be removed.

The County needs to be aware the gas station on the corner has illegally attached signs to the trees out of the right of way, blocking entrance sight lines. There appear to be numerous violations on the gas station site which should be investigated. If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning1999-PR-060-03cspa2RocksTysonsTwoLLCS-29-13BB

We Keep Virginia Moving



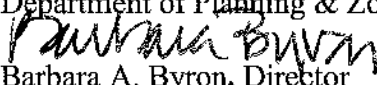
County of Fairfax, Virginia

APPENDIX 8

MEMORANDUM

DATE: May 30, 2013

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: CSPA 1999-PR-060-03 (Rocks Tysons Two LLC)

The Office of Community Revitalization (OCR) has reviewed the above referenced Conceptual Sign Plan Amendment revised application dated May 9, 2013 and marked as "Received" by the Department of Planning and Zoning on May 20, 2013.

The applicant is requesting a CSPA amendment for the structures at 8027 Leesburg Pike and 1934 Old Gallows Road to modify the existing signage and increase the permitted signage allowed by 85%. The property is located within the Tysons Corner Urban Center.

Comments:

The overall sign locations and designs proposed have a number of attributes that will positively contribute to improving the site visibility and help to support the vibrant mixed-use development envisioned within Tysons. The scale of the signage proposed generally reflects the relatively isolated location of this development, which will remain accessed primarily by transit and automobiles. The sign locations and proposed coloration are generally well located and coordinated to create an attractive façade along the adjacent major vehicular corridors.

The OCR has three outstanding concerns pertaining to the proposed signage:

Proposed Destination DXL Signage

1. DXL Signs 1 and 2 are proposed to be 96" tall and 122 square feet. These two signs are the largest proposed within the development. They are not at the same scale and proportion with the other signs proposed.



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrcv.org

OCR recommends that the sign height be reduced to a similar size of the proposed signage along the 2nd floor level. A sign height of 42" would be consistent with Paladar Signs 1 & 2, which are also located on the same building floor.

General Notes

2. General Note 8a states that Sandwich Boards, which are temporary/secondary signs, would be allowed to be placed on sidewalks outside of retail locations. Sandwich Boards are typically used in areas with high levels of pedestrian traffic and access. This site is expected to remain accessed primarily through automobiles; in fact one of the justifications the applicant has identified for the proposed increase in building mounted signage is the need to be viewed from automobiles along Rt. 7.

OCR recommends that these Sandwich Boards be excluded from the CSPA. Sandwich Boards should not be located within the sidewalk area where they can impede pedestrian movement along the sidewalk. The Tysons Urban Design Guidelines "strongly discourage stand-alone cabinet signs within the streetscape as they can disrupt pedestrian movement".

3. General Note 8b states that Coming Soon signs and banners would be permitted in a similar character to 'existing signs or banners' onsite.

OCR recommends that the size and character of the Coming Soon signs and banners be no larger than those approved within the CSPA. It appears that a number of the existing Coming Soon banners are of a larger size than the maximum permanent sign sizes included within the proposed CSPA. An alternative would be to state in Note 8b a maximum allowable size for temporary signage.

CC: St. Clair Williams, Staff Coordinator, DPZ/ZED
OCR File